

City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF PLANNING AND BUILDING

www.huntingtonbeachca.gov

Planning Division

714.536.5271

Building Division

714.536.5241

April 12, 2010

Bill Holman
WDH Consulting Services
21190 Beach Boulevard
Huntington Beach CA 92648

SUBJECT: GENERAL PLAN AMENDMENT NO. 08-001, ZONING MAP AMENDMENT NO. 08-001, LOCAL COASTAL PROGRAM AMENDMENT NO. 08-001, CONDITIONAL USE PERMIT NO. 08-014, COASTAL DEVELOPMENT PERMIT NO. 08-008, DESIGN REVIEW NO. 08-047, VARIANCE NO. 08-009, ENVIRONMENTAL ASSESSMENT NO. 08-004, TENTATIVE TRACT MAP NO. 17233 (HARMONY COVE RESIDENTIAL CONDO AND MARINA DEVELOPMENT)—3901 WARNER AVENUE PROJECT IMPLEMENTATION CODE REQUIREMENTS

Dear Mr. Holman:

In order to assist you with your development proposal, staff has reviewed the project and identified applicable city policies, standard plans, and development and use requirements, excerpted from the City of Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes. This list is intended to help you through the permitting process and various stages of project implementation.

It should be noted that this requirement list is in addition to any "conditions of approval" adopted by the Planning Commission. Please note that if the design of your project or if site conditions change, the list may also change.

If you would like a clarification of any of these requirements, an explanation of the Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes, or believe some of the items listed do not apply to your project, and/or you would like to discuss them in further detail, please contact me at 714-374-1744 (tnguyen@surfcity-hb.org) and/or the respective source department (contact person below).

Sincerely,

TESS NGUYEN
Associate Planner

ATTACHMENT NO. 6.1

Enclosures

'cc: Jason Kwak, Building & Safety – 714-536-5278
Dave Dominguez, Community Services – 714-374-5309
Jan Thomas, Police Department – 949-348-8186
Herb Fauland, Planning Manager
Howard Makler, Property Owner

Steve Bogart, Public Works – 714-374-1692
Darin Maresh, Fire Department – 714-536-5531
Jason Kelly, Planning and Building Department
John Trommald, Property Owner
Project File



**CITY OF HUNTINGTON BEACH
DEPARTMENT OF BUILDING & SAFETY
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

DATE: FEBRUARY 10, 2009

PROJECT NAME: HARMONY COVE RESIDENTIAL DEVELOPMENT

PLANNING APPLICATION NO. ENTITLEMENTS: PLANNING APPLICATION NO. 08-065
CONDITIONAL USE PERMIT NO. 08-014
COASTAL DEVELOPMENT PERMIT NO. 08-008
GENERAL PLAN AMENDMENT NO. 08-001
ZONING MAP AMENDMENT NO. 08-001
LOCAL COASTAL PROGRAM AMENDMENT NO. 08-001
VARIANCE NO. 08-009
ENVIRONMENTAL ASSESSMENT NO. 08-004
TENTATIVE TRACT MAP 17233

DATE OF PLANS: JANUARY 16, 2009

PROJECT LOCATION: 3901 WARNER AVENUE,
APN NO. 178-301-01 (FORMERLY PERCY DOCK)

PROJECT PLANNER: TESS NGUYEN, ASSOCIATE PLANNER

PLAN REVIEWER: JASON KWAK, PLAN CHECK ENGINEER

TELEPHONE/E-MAIL: (714) 536-5278 / jkwak@surfcity-hb.org

PROJECT DESCRIPTION: TO PERMIT A RESIDENTIAL DEVELOPMENT CONSISTING OF 15 DWELLING UNITS WITH SEMI-SUBTERRANEAN PARKING AND A 27-BOAT SLIP MARINA (19 SLIPS WITHIN SUBMERGED PORTION OF THE PROPERTY, 6 SLIPS WITHIN STATE LANDS COMMISSION PROPERTY, 2 SIDE TIE SLIPS OUTSIDE OF SUBJECT PROPERTY AND STATE LANDS COMMISSION PROPERTIES). THE PROJECT INCLUDES:

- 1) CHANGES TO THE LAND USE DESIGNATION, ZONING DESIGNATION, COASTAL LAND USE DESIGNATION;
- 2) REVIEW OF THE RESIDENTIAL DEVELOPMENT AND "APPROVE IN CONCEPT" OF THE BOAT SLIPS/MARINA;
- 3) A VARIANCE FOR MAXIMUM BUILDING HEIGHT AT 40 FT. IN LIEU OF 35 FT.;
- 4) SUBDIVISION OF LAND FOR 15 RESIDENTIAL CONDOMINIUM UNITS AND 15 DOCKOMINIUM BOAT SLIPS AND 12 OPEN SLIPS MARINA.

The following is a list of code requirements deemed applicable to the proposed project based on plans received as stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. This list is not intended to be a full and complete list and serves only to highlight possible building code issues on the proposed preliminary plans. Electrical, plumbing, and mechanical items are not included in this review. If you have any questions regarding these comments, please contact the plan reviewer.

I. SPECIAL CONDITIONS:

1. None

II. CODE ISSUES BASED ON PLANS & DRAWINGS SUBMITTED:

1. Project shall comply with the 2007 California Building Code, 2007 California Mechanical Code, 2007 California Plumbing Code, 2007 California Electrical Code, 2007 California Energy Code and the Huntington Beach Municipal Code (HBMC). Compliance to all applicable state and local codes is required prior to issuance of building permit.
2. In Group R Occupancies, which are covered multifamily dwellings, shall be disabled accessible as provided in Chapter 11A. Public-use and common-use areas serving adaptable dwelling units shall also be accessible to the physically challenged. Please note section 1102A.3.2 pertaining to multi-story dwelling units with one or more elevators creating ground floor units at all levels and the access provisions required at these levels. Section 1109A particularly 1109.2 through .7 relates to accessible parking where provided. There appears to be none provided in the garage area. Location of accessible units were not clearly reflected in the submitted packet.
3. At the garage level, exit access shall be arranged such that there are no dead ends in corridors more than 20 ft in length per Section 1017.3 of the 2007 CBC.
4. The allowable area of openings permitted in an exterior wall in any story shall not exceed the values set forth in Table 704.8 with respective to fire separation distance per Section 704.8 of 2007 CBC.

ATTACHMENT NO. 6.4



CITY OF HUNTINGTON BEACH
PROJECT IMPLEMENTATION CONDITIONS OF APPROVAL

DATE: FEBRUARY 17, 2009

PROJECT NAME: HARMONY COVE RESIDENTIAL DEVELOPMENT

PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 08-065

ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 08-014
COASTAL DEVELOPMENT PERMIT NO. 08-008
GENERAL PLAN AMENDMENT NO. 08-001
ZONING MAP AMENDMENT NO. 08-001
LOCAL COASTAL PROGRAM AMENDMENT NO. 08-001
VARIANCE NO. 08-009
ENVIRONMENTAL ASSESSMENT NO. 08-004
TENTATIVE TRACT MAP 17233

DATE OF PLANS: JANUARY 16, 2009

PROJECT LOCATION: 3901 WARNER AVENUE,
APN NO. 178-301-01 (FORMERLY PERCY DOCK)

PROJECT PLANNER: TESS NGUYEN, ASSOCIATE PLANNER

PLAN REVIEWER: David Dominguez, Facilities, Development and Concessions Manager

TELEPHONE/E-MAIL: (714) 374-5309/ddominguez@surfcity-hb.org

PROJECT DESCRIPTION: TO PERMIT A RESIDENTIAL DEVELOPMENT CONSISTING OF 15 DWELLING UNITS WITH SEMI-SUBTERRANEAN PARKING AND A 25-BOAT SLIP MARINA (19 SLIPS WITHIN SUBMERGED PORTION OF THE PROPERTY, 6 SLIPS WITHIN STATE LANDS COMMISSION PROPERTY). THE PROJECT INCLUDES:

- 1) CHANGES TO THE LAND USE DESIGNATION, ZONING DESIGNATION, COASTAL LAND USE DESIGNATION;
- 2) REVIEW OF THE RESIDENTIAL DEVELOPMENT AND "APPROVE IN CONCEPT" OF THE BOAT SLIPS/MARINA;
- 3) A VARIANCE FOR MAXIMUM BUILDING HEIGHT AT 40 FT. IN LIEU OF 35 FT.;
- 4) SUBDIVISION OF LAND FOR 15 RESIDENTIAL CONDOMINIUM UNITS AND 15 DOCKOMINIUM BOAT SLIPS AND 12 OPEN SLIPS MARINA.

The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

- Waterway access to the Warner Public Dock and Marine Safety Division boat dock to the west of the proposed development shall be maintained at all times.
- The proposed project shall not inhibit public use of the dock and/or the pump out facilities at the Warner Public Dock.

ATTACHMENT NO. 6.5

- Construction of the proposed development shall not alter the minimum depth of the existing channel between the development and the Warner Public Dock.
- To accommodate vessels up to 55 feet and any future expansion of the Warner Public Dock or other potential development on City land, a 50 foot wide unobstructed waterway shall be maintained by requiring a 25 foot setback to the east and west of the shared property line in the channel.



**CITY OF HUNTINGTON BEACH
INTER-DEPARTMENTAL COMMUNICATION
COMMUNITY SERVICES**

TO: Tess Nguyen, Associate Planner,
Planning

FROM: David Dominguez, Facilities, Development & Concessions Manager
Community Services

DATE: February 17, 2009

SUBJECT: HARMONY COVE RESIDENTIAL DEVELOPMENT

Community Services has reviewed the project submittal dated January 16, 2009 for the Harmony Cove Residential Development Project. Based upon the information provided, Community Services comments are mainly related to the City's property adjacent to the proposed development project. Additionally, the Community Services requested a review of the project from Moffatt & Nichol in terms of relevant harbor design guidelines, including appropriate channel widths and turning radiuses. Moffatt & Nichol were also asked to analyze the potential impacts on the city-owned property within the channels adjacent to the proposed project area (see Attachment 1)

The Moffatt & Nichol review indicates that in its present configuration, the channel between the Warner Dock and the former Percy Dock area provides sufficient area and width for safe navigation. However, the expansion into the channel needed for the Harmony Cove project would restrict the City from any future expansion of the Warner Dock or other amenities within its property.

As indicated in my September 3, 2008 memo, it is Community Services recommendation that the City consider the appropriate use of its property including current and future uses. And, as also previously stated, a compromise could be considered to develop a plan that would create an easement over a portion of both properties in order to maintain safe navigation widths (see Attachment 2). This plan, while restricting both property owners area, could allow a modified development for the Harmony Cove project, as well as provide the City with some additional opportunities on its property.

Please let me know if you would information or would like to discuss this memorandum and attached documents.

Attachments 1 & 2

Copy: Jim B. Engle, Director

DD/mkl

ATTACHMENT NO. 6.7



4000 E. 12th Street, Suite 100
Huntington Beach, CA 92648
Tel: 949.424.1234
Fax: 949.424.1235

February 16, 2009

David C. Dominguez, Facilities Development & Concessions Manager
CITY OF HUNTINGTON BEACH - COMMUNITY SERVICES DEPARTMENT
2000 Main Street
Huntington Beach, CA 92648

Subject: Harmony Cove Navigation Channel Impact Review
M&N File: XXXX

The City of Huntington Beach requested that Moffatt & Nichol (M&N) review the proposed marina slip layout of Harmony Cove in Huntington Harbour and comment on potential areas of concern, including navigational impacts, limitations on future expansion, and operational considerations.

DESCRIPTION OF PROPOSED HARMONY COVE WATERFRONT DEVELOPMENT

The proposed Harmony Cove project site at 4121 Warner Avenue, as shown in the Site Plan / Roof Plan dated January 13, 2009 (herein referred to as the Site Plan), includes slips for up to 27 boats ranging in size from 26 feet to 70 feet in length. The site is located in the southern most portion of Huntington Harbour across the main channel from the Huntington Harbor Yacht Club, the County Lifeguard docks, and a public use dock with a vessel sewage pumpout station.

SUMMARY OF CONCERNS RAISED BY CITY

City of Huntington Beach staff expressed concerns that the extension of the proposed development into the harbor may:

- limit future expansion of the public docks on the City side of channel
- limit future expansion of the County lifeguard docks
- impact safe navigational access to the existing public dock

The developer of the proposed project hired URS Corporation to address these issues, with the URS findings summarized in a letter dated July 15, 2008. Subsequently, the City hired M&N to provide an independent assessment of these issues.

RELEVANT SMALL CRAFT HARBOR DESIGN GUIDELINES

This first step of our assessment is to summarize relevant design guidance associated with the navigational aspects of small craft harbors. As illustrated on the Site Plan, the main navigation

ATTACHMENT 1

ATTACHMENT NO. 6.8

channel adjacent to the proposed development “dead-ends” to the south at the Warner Avenue bridge. Thus the channel at this location functions more as a “fairway” with the purpose of providing sufficient navigation area for vessels entering and leaving their berths. This point is also made in the URS letter.

Several guidelines and manuals are available for the design and layout of recreational boating facilities, including the California Department of Boating and Waterways (DBW) *Guidelines for Marina Berthing Facilities, July 2005*, referenced in the URS letter. Additional guidelines are listed in references. Several design parameters are applicable to the design of water areas within marina and harbors and include:

- **Minimum channel width** – Even though the channel dead ends in the immediate vicinity of the project, it is appropriate to consider minimum recommended channel widths for navigation. The DBW guidelines recommend a minimum interior channel width of 75 feet, while other notable references recommend the width be approximately 5 times the width of the average vessel using the channel ⁽²⁾.
- **Vessel backing distances (or fairway widths)** - DBW recommends that a water area of 1.75 times the length of a vessel be available to access a “pull-in” type boat slip (similar in concept to the aisle width required for a perpendicular or diagonal car parking stall).
- **Vessel offset distances (also relative to fairway widths)** - DBW recommends that a water area of 1.5 times the length of a vessel be available to access a “side-tie” type boat slip (similar in concept to the aisle width associated with a parallel car parking stall).
- **Vessel turning areas (or turning basins)** – the US Army Corps of Engineers ⁽¹⁾ recommends that the diameter of a turning basin be from 2.25 to 2.75 times the length of a vessel depending on wind and current conditions and the types of vessels using the water area (similar in concept to the turning radius criteria used in cul-de-sac design).

PRELIMINARY EVALUATION OF NAVIGATION CHANNEL IMPACT

Minimum Channel Width

The exhibits VM-1 thru VM-3 from the URS letter and the Site Plan / Roof Plan from January 2009 show channel width dimensions from 125 feet to 140 feet between the existing public dock and the proposed Harmony Cove boats and docks. The DBW guidelines recommend a minimum interior channel width of 75 feet, so this minimum is met. Applying the five beam width criterion for a design vessel of 55 feet in length with an 18 foot beam, the minimum channel width would be 90 feet. This criterion is also met as illustrated in the attached Figure 1.

The URS report cites a minimum channel width of 100 feet to accommodate one fifty foot wide traffic lane in both directions. Although this guidance, and the related *level of service* assessment, is applied when boat traffic becomes an issue, the 100 foot wide dimension is consistent with the others cited above.

Vessel Backing Distance

Vessel backing distances shown in the latest plan for the marina appear to be adequate and meet the DBW guidelines. As illustrated in Figure 2, the 70 foot slips in the new development require 122.5 feet backing distance. Even with a 55 foot vessel berthed at the adjacent public dock, the 121 feet of available fairway width is sufficient. It should be noted that the size of vessel currently shown in proposed boat slip D11 is 40 feet long and would need to remain limited to that size to avoid future backing distance issues with slips D12 thru D16.

Vessel Offset Distance

If a single larger sidetie vessel were to replace the two vessels shown in boat slips L1 and L2, the vessel size may need to be limited to approximately 84 feet, or a beam width of 21 feet, to maintain channel clearance (although at this size of vessel the soffit elevation of the PCH bridge would also be a considerable limiting factor). The offset of the multi-purpose dock shown takes into consideration the adjacent existing dock, but may need to be limited with operational restrictions such as no overnight or permanent berthing of larger vessels.

Considering the case of a 75 foot vessel berthed at the public dock, a clear channel width of $1.5 \times 75 = 112.5$ feet clear is provided.

Vessel Turning Area

As illustrated in Figure 3, a minimum turning basin diameter of 123.75 is recommended to account for a 55-foot vessel accessing the public dock and pumpout. Larger vessels such as either the 75 foot vessel that has been indicated to berth at the public dock, or the potential 90 foot vessel shown as a side-tie in the proposed marina development, must utilize the wider portion of the channel north of the proposed project.

Navigation Channel Impact Summary

It is evident from the preceding discussion and related figures that the navigation channel in its present configuration provides sufficient area and width for safe navigation. However, the expansion of the proposed project therefore severely limits the City's opportunities for expansion on the west side of the channel.

OTHER CONSIDERATIONS RELATED TO THE PROPOSED MARINA EXPANSION

Worth noting is that the exhibits VM-1 thru VM-3 show offset of docks from bulkhead (roughly 12 feet consistent with much of Huntington Harbor), whereas in the January 2009 Site Plan / Roof Plan, docks D1 thru D11 shown on the south side of the project are much closer to the

proposed edge of landside development (roughly 5 feet). Verification by the developer/designer that they intend to decrease the offset may be prudent to possibly avoid future misunderstandings or modifications to permits.

Additionally, the parking summary in the Site Plan lists eight 2-bedroom units and seven 3-bedroom units, for a total of 15 housing units. The car parking associated with these "units" is 42 spaces, which includes the housing unit guest spaces. The parking for a marina is often counted separately from the housing units on a project, especially in a project where the docks will be leased to the public or detached from the housing units and sold as "dockominiums." The marine summary table shows a total count of 27 boat slips in the marina. The parking summary indicates that there are only 12 slips in the marina with 9 car parking spaces allotted for them at a ratio of 0.75 spaces per slip. The DBW guidelines recommend a ratio of 0.6 spaces per slip, which for 27 boat slips would indicate that approximately 16 to 17 car parking spaces are needed for the proposed boat docks.

Other concerns include the proximity of the boat slips at the south side of the project to the flood control channel, given the history of boats adjacent to the mouths of other flood control channels in Huntington Harbour being subject to significant damage during significant storm events. In past events, channel debris loading on boats and docks played a significant role in the failure of other dock systems and should be addressed for this site.

Thank you for the opportunity to be of assistance. Please contact me with any questions or comments.

Sincerely,

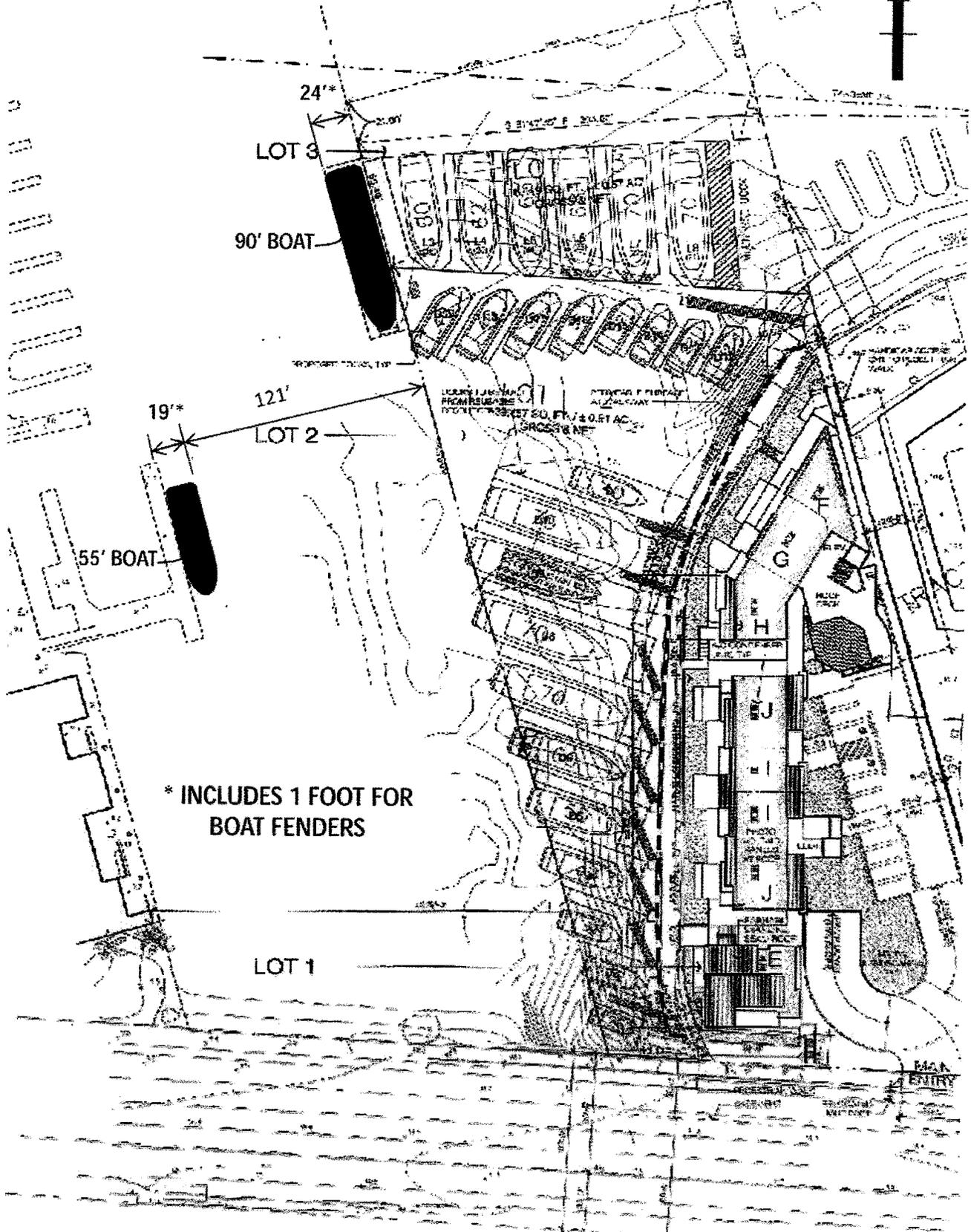
MOFFATT & NICHOL

Russell H. Boudreau, P.E.
Project Manager

References:

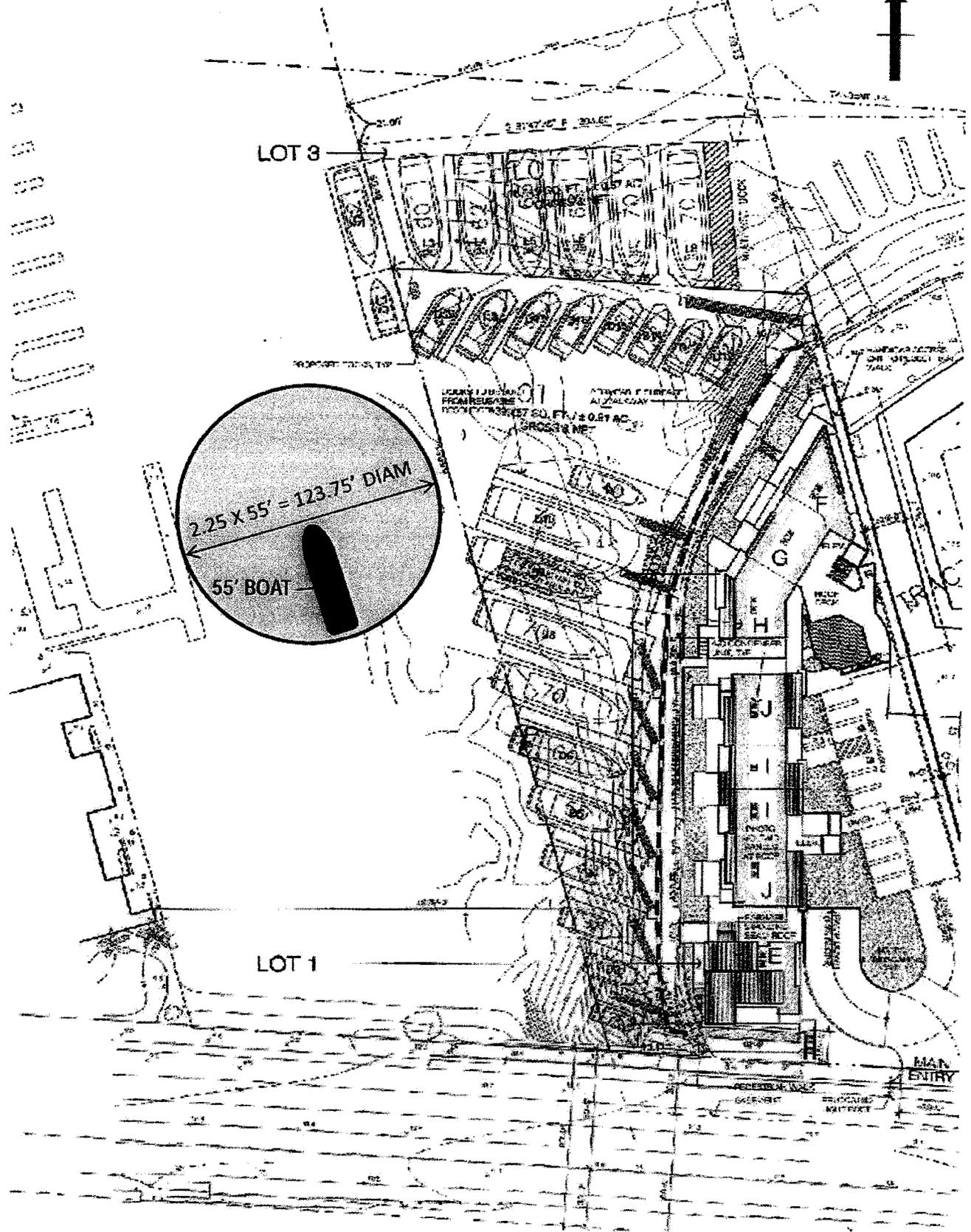
1. U.S. Army Corps of Engineers Manual No. 1110-2-1206, *Environmental Engineering for Small Boat Basins*, 1993
2. American Society of Civil Engineer's Manual 50, *Planning and Design Guidelines for Small Craft Harbors*, 1994
3. Bruce O. Tobiasson, *Marinas and Small Craft Harbors, Second Edition*, 2000

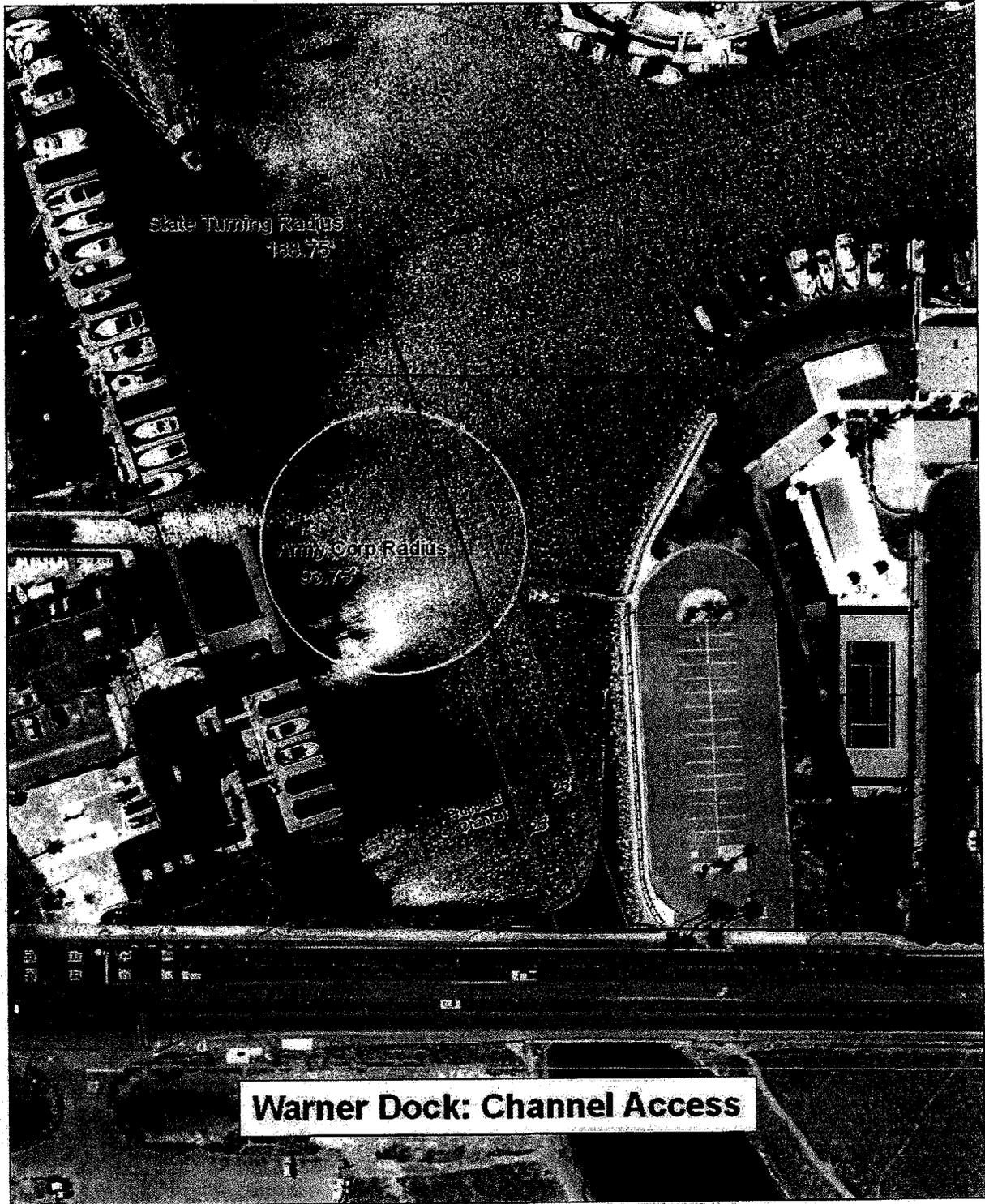
FIGURE 1 – CHANNEL WIDTH



* INCLUDES 1 FOOT FOR BOAT FENDERS

CASE 3 – TURNING BASIN





Warner Dock: Channel Access

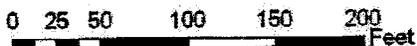
ATTACHMENT 2

- Huntington Harbor Corporation
- State Turning Radius: 2.25x75'(Boat)
- Army Corp Turning Radius: 1.25x75'(Boat)
- City of Huntington Beach
- Parcels



**CAUTION
WHEN USING THIS MAP**

This information shown hereon is a compilation of data from sources of varying accuracy and is provided as a convenience to the user. The City of Huntington Beach does not guarantee its completeness or accuracy. It is the user's responsibility to verify all information to their own satisfaction.





HUNTINGTON BEACH FIRE DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: FEBURARY 5, 2008

PROJECT NAME: HARMONY COVE RESIDENTIAL DEVELOPMENT

ENTITLEMENTS: PLANNING APPLICATION NO. 08-065

PROJECT LOCATION: 3901 WARNER, HUNTINGTON BEACH, CA

PLANNER: TESS NGUYEN, ASSOCIATE PLANNER

TELEPHONE/E-MAIL: (714) 374-1744/ tnguyen@surfcity-hb.org

PLAN REVIEWER-FIRE: DARIN MARESH, FIRE DEVELOPMENT SPECIALIST

TELEPHONE/E-MAIL: (714) 536-5531/ dmaresh@surfcity-hb.org

PROJECT DESCRIPTION: TO PERMIT A RESIDENTIAL DEVELOPMENT CONSISTING OF 15 DWELLING UNITS WITH SEMI-SUBTERRANEAN PARKING AND A 27-BOAT SLIP MARINA (19 SLIPS WITHIN SUBMERGED PORTION OF THE PROPERTY, 6 SLIPS WITHIN STATE LANDS COMMISSION PROPERTY, 2 SIDE TIE SLIPS OUTSIDE OF SUBJECT PROPERTY AND STATE LANDS COMMISSION PROPERTIES). THE PROJECT INCLUDES:

- 1) CHANGES TO THE LAND USE DESIGNATION, ZONING DESIGNATION, COASTAL LAND USE DESIGNATION;
- 2) REVIEW OF THE RESIDENTIAL DEVELOPMENT AND "APPROVE IN CONCEPT" OF THE BOAT SLIPS/MARINA;
- 3) A VARIANCE FOR MAXIMUM BUILDING HEIGHT AT 40 FT. IN LIEU OF 35 FT.
- 4) SUBDIVISION OF LAND FOR 15 RESIDENTIAL CONDOMINIUM UNITS AND 15 DOCKOMINIUM BOAT SLIPS AND 12 OPEN SLIPS MARINA.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated August 26, 2008 and January 16, 2009. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer- Fire: DARIN MARESH, FIRE DEVELOPMENT SPECIALIST.

PRIOR TO DEMOLITION, GRADING, SITE DEVELOPMENT, ISSUANCE OF GRADING PERMITS, BUILDING PERMITS, AND/OR CONSTRUCTION, THE FOLLOWING SHALL BE REQUIRED:

ATTACHMENT NO. 6.16

Environmental

1. Proof of Soil Compliance or Clean Up is required. All soils shall conform to City Specification # 431-92 Soil Clean-Up Standards, and testing results must be submitted, and approved by the Fire Department prior to issuance of a grading or building permit. **(FD)**
2. Building plans shall reference that "All soils shall conform to City Specification # 431-92 Soil Clean-Up Standards. Testing results have been submitted, and approved by the Fire Department. **(FD)**
3. Methane safety measures per "*City Specification #429, Methane District Building Permit Requirements*" referenced in the grading and building plan notes. "METHANE PLAN," submitted and approved by the Fire Department. **(FD)**

Fire Apparatus Access

Fire Access Roads shall be provided and maintained in compliance with City Specification # 401, *Minimum Standards for Fire Apparatus Access*. Driving area shall be capable of supporting a fire apparatus (75,000 lbs and 12,000 lb point load). Minimum fire access road width is twenty-four feet (24') wide, with thirteen feet six inches (13' 6") vertical clearance. Fire access roads fronting commercial buildings shall be a minimum width of twenty-six feet (26') wide, with thirteen feet six inches (13' 6") vertical clearance. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. **(FD)**

Fire Access Road Turns and Corners shall be designed with a minimum inner radius of seventeen feet (17') and a minimum outer radius of forty five feet (45') per City Specification # 401 *Minimum Standards for Fire Apparatus Access*. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. **(FD)**

Maximum Grade For Fire Apparatus Access Roads shall not exceed 10%. **(FD)**

No Parking shall be allowed in the designated 24 foot wide fire apparatus access road or supplemental fire access per City Specification # 415. For Fire Department approval, reference and demonstrate compliance with City Specification # 415 *Minimum Standards for Fire Apparatus Access* on the plans. **(FD)**

Fire Lanes, as determined by the Fire Department, shall be posted, marked, and maintained per City Specification #415, *Fire Lanes Signage and Markings on Private, Residential, Commercial and Industrial Properties*. The site plan shall clearly identify all red fire lane curbs, both in location and length of run. The location of fire lane signs shall be depicted. No parking shall be allowed in the designated 24 foot wide fire apparatus access road or supplemental fire access per City Specification # 415. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. **(FD)**

Secured Automated Vehicle Entry Gates (Residential) shall utilize a combination “Strobe-Activated Switch” and “Knox Manual Key Switch”, and comply with *City Specification # 403, Fire Access for Pedestrian or Vehicular Security Gates & Buildings*. Reference compliance with *City Specification # 403 Fire Access for Pedestrian or Vehicular Security Gates & Buildings* in the plan notes. (FD)

Fire Hydrants and Water Systems

Private Fire Hydrants are required. Hydrants must be portrayed on the site plan. Hydrants shall be installed and in service **before** combustible construction begins. Installation of hydrants and service mains shall meet NFPA 13 and 24, 2002 Edition, Huntington Beach Fire Code Appendix B and C, and City Specification # 407 Fire Hydrant Installation Standards requirements. Private fire hydrants shall not be pressurized by Fire Department Connections to the sprinkler system. The system design shall ensure that recirculation of pressurized water from the hydrant, thru the FDC and back through the sprinkler system supply to the hydrant does not occur. Installation of the private fire service main, including fire department connections, shall meet NFPA 13 and 24, 2002 Edition requirements. Maximum allowed velocity of fire flow in supply piping is 12 fps. The maintenance of private fire hydrants is the responsibility of the owner or facility association. Shop drawings shall be submitted to and approved by the Fire Department. For Fire Department approval, portray the fire hydrants and reference compliance with City Specification #407 Fire Hydrant Installation Standards in the plan notes. (FD)

Private Fire Service Piping (FSP) Application for permit shall be made for private on-site Fire Service Piping (FSP), including but not limited to, private fire service mains and underground sprinkler laterals. Maximum allowed velocity of fire flow in supply piping is 12 fps. Additionally, application for permit shall be made for fire protections systems (sprinklers, alarms, chemical, fire pumps, etc.) as applicable.

Permits may be obtained at the City of Huntington Beach Department Fire Department by completing a Fire Permit Form (available at Fire Administration) and submitting such plans and specifications as required by the bureau of fire prevention. A permit constitutes permission to begin work in accordance with approved plans and specifications. The permit fee includes plan checking and inspections by an authorized fire prevention inspector. Development reviews/approvals by the bureau of fire prevention during planning do not constitute approval to perform FSP or fire protection system work, unless otherwise noted. (FD)

Private Fire Service Connection to the Public Water Supply - Separate plans shall be submitted to the Public Works Department detailing the connection, piping, valves and back-flow prevention assembly (DDCA) for approval and permits. Approval by Public Works and the Fire Department must be completed prior to issuance of a grading permit. The dedicated private fire water service off-site improvements shall be shown on a precise grading plan, prepared by a Licensed Civil Engineer. (FD)

Fire Suppression Systems

Fire Alarms

Fire Alarm System is required. For Fire Department approval, shop drawings shall be submitted to the Fire Department as separate plans for permits and approval. For Fire Department approval, reference and demonstrate compliance with *UBC 305.9* on the plans. A C-10 electrical contractor, certified in fire alarm systems, must certify the system is operational annually. **(FD)**

Fire Sprinklers

NOTE: Significant changes to the Huntington Beach Fire Code have occurred as of January 1, 2008 as a result of the adoption of the International Fire and Building Codes by the State of California. An option may be available to the applicant to demise a portion of the structure with a rated fire barrier. Fire sprinklers will be required for fire areas 5000 square feet or greater or combined floor areas 10,000 square feet or greater per adopted Huntington Beach Fire Department amendments. **(FD)**

NFPA 13R Multi-Family Residential Automatic Fire Sprinklers are required. NFPA 13R automatic fire sprinkler systems are required per Huntington Beach Fire Code for new residential buildings with "fire areas" 5000 square feet or more or for residential buildings 10,000 square feet or more. Additions of square footage to an existing building also triggers this requirement.

Separate plans (three sets) shall be submitted to the Fire Department for permits and approval.

Automatic fire sprinkler systems must be maintained operational at all times.

For Fire Department approval, reference that a fire sprinkler system will be installed in compliance with the Huntington Beach Fire Code, NFPA 13, and City Specification # 420 - *Automatic Fire Sprinkler Systems* in the plan notes.

NOTE: When buildings under construction are more than one (1) story in height and required to have automatic fire sprinklers, the fire sprinkler system shall be installed and operational to protect all floors lower than the floor currently under construction. Fire sprinkler systems for the current floor under construction shall be installed, in-service, inspected and approved prior to beginning construction on the next floor above. **(FD)**

Awning Covered Areas. Fire sprinkler coverage over awning covered areas of sprinklered commercial buildings needs to be extended to include the new awning covered areas. NFPA 13, 8.14.7.4. **(FD)**

Fire Department Connections (FDC) to the automatic fire sprinkler systems shall be located to the front of the building, at least 25 feet from and no farther than 150 feet of a properly rated fire hydrant. **(FD)**

Class 1 Standpipes (2 ½" NFH connections) are required at each stairway. The standpipe system in stairwells cannot protrude into, impede, or compromise the H.B.B.C. "Exit Width" requirements. For Fire Department approval, reference and portray Class 1 standpipes at each stairway in the plan notes. **(FD)**

2007 CFC 903.2.10.2 Rubbish and linen chutes. An automatic sprinkler system shall be installed at the top of rubbish and linen chutes and in their terminal rooms. Chutes extending through three or more floors shall have additional sprinkler heads installed within such chutes at alternate floors. Chute sprinklers shall be accessible for servicing.

2001 CFC 1003.2.2 #2 At the top of rubbish and linen chutes and in their terminal rooms. Chutes extending through three or more floors shall have additional sprinkler heads installed within such chutes at alternate floors. Chute sprinklers shall be accessible for servicing.

Fire Sprinkler Underground

On-Site Fire Service Piping (FSP) Application for permit shall be made for on-site Fire Service Piping (FSP), including but not limited to, private fire service mains and underground sprinkler laterals. Maximum allowed velocity of fire flow in supply piping is 12 fps. Additionally, application for permit shall be made for fire protections systems (sprinklers, alarms, chemical, fire pumps, etc.) as applicable.

Permits may be obtained at the City of Huntington Beach Department Fire Department by completing a Fire Permit Form (available at Fire Administration) and submitting such plans and specifications as required by the bureau of fire prevention. A permit constitutes permission to begin work in accordance with approved plans and specifications. The permit fee includes plan checking and inspections by an authorized fire prevention inspector. Development reviews/approvals by the bureau of fire prevention during planning do not constitute approval to perform FSP or fire protection system work, unless otherwise noted. **(FD)**

Connection to the Public Water Supply - Separate plans shall be submitted to the Public Works Department detailing the connection, piping, valves and back-flow prevention assembly (DDCA) for approval and permits. Approval by Public Works and the Fire Department must be completed prior to issuance of a grading permit. The dedicated private fire water service off-site improvements shall be shown on a precise grading plan, prepared by a Licensed Civil Engineer. **(FD)**

Fire Protection Systems

Fire Extinguishers shall be installed and located in all areas to comply with Huntington Beach Fire Code standards found in *City Specification #424*. The minimum required dry chemical fire extinguisher size is 2A 10BC and shall be installed within 75 feet travel distance to all portions of the building. Extinguishers are required to be serviced or replaced annually. **(FD)**

Open-Flame Cooking Device or barbeque shall be fueled by domestic gas only and conform to Huntington Beach Fire, Plumbing and Mechanical Codes and Huntington Beach Fire Department Guidelines. (See attachment). HBFC 308.3.1 (FD)

Fire Personnel Access

Main Secured Building Entries shall utilize a KNOX® Fire Department Access Key Box, installed and in compliance with City Specification #403, Fire Access for Pedestrian or Vehicular Security Gates & Buildings. Please contact the Huntington Beach Fire Department Administrative Office at (714) 536-5411 for information. Reference compliance with City Specification #403 - KNOX® Fire Department Access in the building plan notes. (FD)

Fire Sprinkler System Controls access shall be provided, utilizing a KNOX® Fire Department Access Key Box, installed and in compliance with City Specification #403, Fire Access for Pedestrian or Vehicular Security Gates & Buildings. The approximate location of the system controls shall be noted on the plans. Reference compliance in the plan notes. (FD)

Secondary Emergency Access Gates serving courtyards, paseos, and all project pool or spa areas must be secured with **KNOX® Fire Department Access Key Box** in addition to association or facility locks (if any). For Fire Department approval, reference compliance with *City Specification # 403 Fire Access for Pedestrian or Vehicular Security Gates & Buildings* in the plan notes. (FD)

Gates and Barriers shall be openable without the use of a key or any special knowledge or effort. Gates and barriers in a means of egress shall not be locked, chained, bolted, barred, latched or otherwise rendered unopenable at times when the building or area served by the means of egress is occupied, and shall swing in the direction of travel when required by the Building Code for exit doors. (FD)

Elevators shall be sized to accommodate an ambulance gurney. Minimum interior dimensions are 7 feet (84") wide by 4 feet 3 inches (51") deep. Minimum door opening dimensions are 3 feet 6 inches (42") wide right or left side opening. Center opening doors require a 4 feet 6 inches (54") width. For Fire Department approval, reference and demonstrate compliance on the building plans. HBFC 3002.4 (FD)

Piers, Marinas and Docks.

Marina Fire Protection System for the proposed marina shall be provided per Huntington Beach Fire Code Section 511, *Marina Fire Protection*. Shop drawings shall be submitted to the Fire Department and approved prior to system installation. Marina plans shall be submitted (three sets) showing the dock layout, wet standpipes, and location of fire extinguisher cabinets. All pipe schedules and hydraulic calculations shall be included. The system shall be supplied with a Fire Department Siamese connection located within 5 feet of the nearest fire apparatus access roadway. The system shall be central station monitored.

511.1 Marina Fire Protection equipment. All piers, wharves, floats with facilities for mooring or servicing five (5) or more vessels, and marine service stations shall be equipped with fire protection equipment as follows:

1. A wet standpipe system shall be installed on all docks, piers, wharves or marine service stations that exceed 100 feet in length or are otherwise inaccessible from city hydrants. The wet standpipe system shall be capable of delivering 250 gallons per minute at a residual pressure of 50 PSI at the outlet. The outlet shall be two-and one-half inch (2 1/2") national standard thread with an appropriate gate valve. Outlets shall be spaced at 200 foot intervals, in approved locations, preferably at a point of public access. Outlets shall be installed so that they are readily visible, unobstructed and readily discernable as a piece of fire fighting equipment.
2. Piers and wharves shall be provided with fire apparatus access roads and water supply systems with on-site fire hydrants as may be required by the fire code official.
3. A 4-A; 40 BC fire extinguisher shall be located every 150 feet along the dock. The fire extinguisher shall be located in a standard fire extinguisher cabinet with a breakable glass front. The cabinet shall have placards on both sides with the words "Fire Extinguisher" and either have an additional placard on the front or shall be easily recognized from the front as a fire extinguisher cabinet.
4. The fire code official shall designate the type and number of all other fire appliances to be installed and maintained in each marina. **(FD)**

Addressing and Street Names

Residential (SFD) Address Numbers shall be installed to comply with City Specification #428, Premise Identification. Number sets are required on front of the structure in a contrasting color with the background and shall be a minimum of four inches (4") high with one and one half inch (1/2") brush stroke. For Fire Department approval, reference compliance with City Specification #428, Premise Identification in the plan notes and portray the address location on the building. **(FD)**

Individual Units Addresses. Individual units shall be identified and numbered per City Specification # 409 Street Naming and Address Assignment Process through the Planning Department. Unit address numbers shall be a minimum of four inches (4") affixed to the units front door in a contrasting color. For Fire Department approval, reference compliance with City Specification #409 Street Naming and Address Assignment Process, in the plan notes and portray the address and unit number of the individual occupancy area. **(FD)**

GIS Mapping Information

- b. **GIS Mapping Information** shall be provided to the Fire Department in compliance with GIS Department CAD Submittal Guideline requirements. Minimum submittals shall include the following:

- Site plot plan showing the building footprint.
- Specify the type of use for the building
- Location of electrical, gas, water, sprinkler system shut-offs.
- Fire Sprinkler Connections (FDC) if any.
- Knox Access locations for doors, gates, and vehicle access.
- Street name and address.

Final site plot plan shall be submitted in the following digital format and shall include the following:

- Submittal media shall be via CD rom to the Fire Department.
- Shall be in accordance with County of Orange Ordinance 3809.
- File format shall be in .shp, AutoCAD, AUTOCAD MAP (latest possible release) drawing file - .DWG (preferred) or Drawing Interchange File - .DXF.
- Data should be in NAD83 State Plane, Zone 6, Feet Lambert Conformal Conic Projection.
- Separate drawing file for each individual sheet.
In compliance with Huntington Beach Standard Sheets, drawing names, pen colors, and layering convention. and conform to *City of Huntington Beach Specification # 409 – Street Naming and Addressing*.

For specific GIS technical requirements, contact the Huntington Beach GIS Department at (714) 536-5574.

For Fire Department approval, reference compliance with *GIS Mapping Information* in the building plan notes. **(FD)**

Building Construction

Guideline:

FIRE SAFETY ELEMENTS OF SOLAR PHOTOVOLTAIC SYSTEMS

PURPOSE

The installation of solar photovoltaic (PV) systems presents additional areas of concern for firefighter safety and fire fighting operations including: energized equipment, trip hazards, restricting venting locations, limiting walking surfaces on roof structures, etc. This guideline establishes the minimum standard for the layout design, marking, and installation of solar photovoltaic systems and is intended to mitigate the fire safety issues.

SCOPE

This guideline applies to all solar photovoltaic systems regardless of size for residential and commercial purposes.

GENERAL REQUIREMENTS

1. Marking

PV Systems shall be marked. Marking is needed to provide emergency responders with appropriate warning and guidance with respect to isolating the solar electric system. This can facilitate identifying energized electrical lines that connect the solar panels to the inverter, as these should not be cut when venting for smoke removal. Materials used for marking shall be weather resistant. UL 969 shall be used as a standard for weather rating (UL listing of markings is not required).

Main Service Disconnect

For residential applications, the marking may be placed within the main service disconnect. If the main service disconnect is operable with the service panel closed, then the marking should be placed on the outside cover.

For commercial application, the marking shall be placed adjacent to the main service disconnect in a location clearly visible from the location where the lever is operated.

Marking Content and Format

- Marking Content: CAUTION: SOLAR ELECTRIC SYSTEM CONNECTED
- Red Background
- White Lettering
- Minimum 3/8° Letter Height
- All Capital Letters
- Arial or Similar Font, Non-bold
- Reflective weather resistant material suitable for the environment (durable adhesive materials must meet this requirement)

Marking DC Circuit

Marking is required on all interior and exterior DC conduit, raceways, enclosures, cable assemblies, and junction boxes to alert the fire service to avoid cutting them. Marking shall be placed every 10 feet, at turns and above and/or below penetrations, and at all DC combiner and junction boxes.

Marking Content and Format

- Marking Content: CAUTION: SOLAR CIRCUIT
- Red Background
- White Lettering
- Minimum 3/8° Letter Height
- All Capital Letters

- Arial or Similar Font, Non-bold
- Reflective weather resistant material suitable for the environment (durable adhesive materials must meet this requirement)

Inverters

The inverter is a device used to convert DC electricity from the solar system to AC electricity for use in the building's electrical system or the grid.

No markings are required for the inverter.

2. Remote Disconnect

Circuits shall be equipped with a means for remote disconnect located downstream from the photovoltaic array at the point where the circuit enters the structure. Control of the remote disconnect shall be located within five feet of the building's main electrical panel.

Exceptions:

- 1) DC Circuits contained in rigid or electrical metallic tubing running between the fusible array combiner box or any fusible DC disconnect and the main electrical panel which are run entirely on the exterior of the building need not be equipped with a means of remote disconnect other than the disconnects intrinsic to the system.
- 2) DC Circuits contained in rigid or electrical metallic tubing running between the fusible array combiner box or any fusible DC disconnect and the main electrical panel that run through the interior of the building when installed a minimum of 18° below the roof assembly when measured parallel to the surface of the roof.
- 3) The system inverter may be used for remote disconnect when located immediately upstream of the roof penetration where the circuit enters the structure.

Signage shall be located immediately next to the remote disconnect control as follows:

- Marking Content: CAUTION: SOLAR CIRCUIT DISCONNECT
- Red Background
- White Lettering
- Minimum 3/8" Letter Height
- All Capital Letters
- Arial or Similar Font, Non-bold
- Reflective weather resistant material suitable for the environment (durable adhesive materials must meet this requirement)

3. Access, Pathways, and Smoke Ventilation

Access and spacing requirements shall be observed in order to:

1. Ensure access to the roof

2. Provide pathways to specific areas of the roof
3. Provide for smoke ventilation opportunity areas
4. Provide emergency egress from the roof

Exceptions to this requirement may be requested where access, pathway or ventilation requirements are reduced due to:

- Unique site specific limitations
- Alternative access opportunities (as from adjoining roofs)
- Ground level access to the roof area in question
- Other adequate ventilation opportunities when approved by the fire code official
- Adequate ventilation opportunities afforded by panel set back from other rooftop equipment (for example: shading or structural constraints may leave significant areas open for ventilation near HVAC equipment)
- Automatic ventilation device
- New technology, methods, or other innovations that ensure adequate fire department access, pathways, and ventilation opportunities

Designation of ridge, hip, and valley does not apply to roofs with 2-in-12 or less pitch. All roof dimensions are measured to centerlines.

A roof access point shall be defined as an area that does not require ladders to be placed over openings (i.e., windows, vents, or doors), that are located at strong points of building construction, and in locations where ladders will not be obstructed by tree limbs, wires, signs or other overhead obstructions.

RESIDENTIAL -- Single and Two-Unit Residential Dwellings

Access

Residential Buildings with hip roof layouts:

Modules shall be located in a manner that provides one three-foot wide clear access pathway from the eave to the ridge on each roof slope where panels are located. The access pathway shall be located at a structurally strong location on the building, such as a bearing wall.

Residential Buildings with a single ridge:

Modules shall be located in a manner that provides two three-foot wide access pathways from the eave to the ridge on each roof slope where panels are located.

Hips and Valleys: Modules shall be located no closer than one and one half feet to a hip or a valley if panels are to be placed on both sides of a hip or valley. If the panels are to be located on only one side of a hip or valley that is of equal length, then the panels may be placed directly adjacent to the hip or valley.

Ventilation

Modules shall be located no higher than three feet below the ridge.

COMMERCIAL and Residential Housing with Three or More Units

Note: If the fire code official determines that the roof configuration is similar to residential pitched roofs, such as in the case of townhouses, condominiums, or single family attached buildings, the fire code official may make a determination to apply the residential access and ventilation requirements.

Access

There shall be a minimum six foot wide clear perimeter around the edges of the roof.

Exception: If either axis of the building is 250 feet or less, there shall be a minimum four feet wide clear perimeter around the edges of the roof.

Pathways

Pathways shall be established in the design of the solar installation. Pathways shall meet the following requirements:

1. Shall be over structural members.
2. Center line axis pathways shall be provided in both axes of the roof. center line axis pathways shall run on structural members or over the next closest structural member nearest to the center lines of the roof.
3. It shall be in a straight line not less than four feet clear width to skylights and/or ventilation hatches.
4. It shall be in a straight line not less than four feet clear width to roof fire protection standpipe outlets.
5. It shall provide not less than four feet clear width around roof access hatch with at least one pathway not less than four feet in clear width to parapet or roof edge.

Ventilation

Arrays shall be no greater than 150 by 150 feet in distance in either axis.

Ventilation options between array sections shall be either:

- A pathway eight feet or greater in width
- Four feet or greater in width pathway and bordering on existing roof skylights or ventilation hatches
- Four feet or greater in width pathway and bordering 4' x 8' ^aventing cutouts^o every 20 feet on alternating sides of the pathway

LOCATION OF DC CONDUCTORS

Conduit, wiring systems, and raceways for photovoltaic circuits shall be located as close as possible to the ridge or hip or valley and from the hip or valley as directly as possible to an outside wall to reduce trip hazards and maximize ventilation opportunities.

Conduit runs between sub arrays and to DC combiner boxes shall use the design that minimizes the total amount of conduit on the roof by taking the shortest path from the array to the DC combiner box. The DC combiner boxes are to be located such that conduit runs are minimized in the pathways between arrays.

To limit the hazard of cutting live conduit in venting operations, DC wiring shall be run in metallic conduit or raceways when located within enclosed spaces in a building and shall be run to the maximum extent possible along the bottom of load-bearing members.

NON-HABITABLE BUILDINGS

These guidelines do not apply to non-habitable structures. Examples of non-habitable structures include, but are not limited to, parking shade structures, carports, solar trellises, etc.

GROUND MOUNTED PHOTOVOLTAIC ARRAYS

Setback requirements do not apply to ground-mounted, free standing photovoltaic arrays. A clear brush area of 10' is required for ground mounted photovoltaic arrays.

Exit Signs And Exit Path Markings will be provided in compliance with the Huntington Beach Fire Code and Title 24 of the California Administrative Code. Reference compliance in the plan notes. (FD)

Egress Illumination/Emergency Exit Lighting with emergency back-up power is required. Provide means of egress illumination per HBFC 1211.1 and UBC 1003.2.9. (FD)

Exit Ways and Aisles Plan is required for this project. HBFC section 2501.14. Plans shall be submitted indicating the seating arrangement, location and width of exit ways and aisles for approval and an approved copy of the plan shall be kept on display on the premises. (FD)

THE FOLLOWING CONDITIONS SHALL BE MAINTAINED DURING CONSTRUCTION:

- a. Fire/Emergency Access And Site Safety shall be maintained during project construction phases in compliance with HBFC Chapter 14, Fire Safety During Construction And Demolition. (FD)
- b. Fire/Emergency Access And Site Safety shall be maintained during project construction phases in compliance with City Specification #426, Fire Safety Requirements for Construction Sites. (FD)

OTHER:

- a. Discovery of additional soil contamination or underground pipelines, etc., must be reported to the Fire Department immediately and the approved work plan modified accordingly in compliance with City Specification #431-92 Soil Clean-Up Standards. **(FD)**
- b. Outside City Consultants The Fire Department review of this project and subsequent plans may require the use of City consultants. The Huntington Beach City Council approved fee schedule allows the Fire Department to recover consultant fees from the applicant, developer or other responsible party. **(FD)**

Fire Department City Specifications may be obtained at:
Huntington Beach Fire Department Administrative Office
City Hall 2000 Main Street, 5th floor
Huntington Beach, CA 92648

or through the City's website at **www.surfcity-hb.org**

If you have any questions, please contact the Fire Prevention Division at (714) 536-5411.



CITY OF HUNTINGTON BEACH
PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: MARCH 3, 2010

PROJECT NAME: HARMONY COVE RESIDENTIAL CONDO AND MARINA DEVELOPMENT

PLANNING APPLICATION NO.: PLANNING APPLICATION NO. 08-065

ENTITLEMENTS: GENERAL PLAN AMENDMENT NO. 08-001, ZONING MAP AMENDMENT NO. 08-001, LOCAL COASTAL PROGRAM AMENDMENT NO. 08-001, CONDITIONAL USE PERMIT NO. 08-014, COASTAL DEVELOPMENT PERMIT NO. 08-008, VARIANCE NO. 08-009, DESIGN REVIEW NO. 08-047, TENTATIVE TRACT MAP NO. 17233

DATE OF PLANS: JANUARY 16, 2009

PROJECT LOCATION: 3901 WARNER AVENUE, HUNTINGTON BEACH

PLAN REVIEWER: TESS NGUYEN, ASSOCIATE PLANNER

TELEPHONE/E-MAIL: (714) 374-1744/ tnguyen@surfcity-hb.org

PROJECT DESCRIPTION: GENERAL PLAN AMENDMENT: TO AMEND THE GENERAL PLAN LAND USE DESIGNATION OF THE LAND PORTION OF THE SITE FROM OS-P (OPEN SPACE-PARK) TO RM (RESIDENTIAL MEDIUM DENSITY—MAX 15 DU/NET ACRE).
ZONING MAP AMENDMENT: TO AMEND THE ZONING DESIGNATION OF THE LAND PORTION OF THE SITE FROM RL-CZ-FP2 (RESIDENTIAL LOW DENSITY—COASTAL ZONE—FLOOD PLAIN 2) TO RM-CZ-FP2 (RESIDENTIAL MEDIUM DENSITY—COASTAL ZONE—MAX 15 DWELLING UNITS/NET ACRE—FLOOD PLAIN 2).
LOCAL COASTAL PROGRAM AMENDMENT: TO AMEND THE LOCAL COASTAL PROGRAM MAPS AND TEXT TO REFLECT THE PROPOSED LAND USE AND ZONING DESIGNATIONS AND TO REMOVE REFERENCE TO THE FORMER PERCY PARK.
CONDITIONAL USE PERMIT: TO PERMIT THE DEVELOPMENT OF 15 CONDOMINIUM UNITS WITH A 25-BOAT SLIP MARINA (15 PRIVATE SLIPS/10 COMMERCIAL SLIPS).
COASTAL DEVELOPMENT PERMIT: TO PERMIT DEVELOPMENT IN THE COASTAL ZONE, TO REVIEW AND “APPROVE IN CONCEPT” THE BOAT SLIPS/MARINA.
VARIANCE: TO PERMIT A BUILDING HEIGHT OF 40 FT. IN LIEU 35 FT

DESIGN REVIEW BOARD: TO REVIEW THE DESIGN, COLORS, AND MATERIALS OF A 15-UNIT RESIDENTIAL PROJECT AND MARINA

TENTATIVE TRACT MAP: TO SUBDIVIDE 1.91 ACRES OF LAND FOR 15 RESIDENTIAL CONDOMINIUM UNITS AND 15 PRIVATE DOCKOMINIUM BOAT SLIPS AND 4 COMMERCIAL BOAT SLIPS. THE 0.37 ACRE WATER PORTION NORTH OF THE PROJECT SITE WILL BE LEASED FROM THE STATE LANDS COMMISSION TO EXPAND THE MARINA WITH 6 BOAT SLIPS.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated January 16, 2009. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

TENTATIVE TRACT MAP NO. 17233:

1. Prior to submittal of the final tract map to the Public Works Department for processing and approval, the following shall be required:
 - a. An Affordable Housing Agreement in accord with **Section 230.26 of the HBZSO.**
 - b. At least 90 days before City Council action on the final map, CC&Rs shall be submitted to the Planning Department and approved by the City Attorney. The CC&Rs shall identify the common driveway access easements, public access easements, and maintenance of all walls and common landscape areas by the Homeowners' Association. The CC&Rs must be in recordable form prior to recordation of the map. **(HBZSO Section 253.12.H)**
 - c. Final tract map review fees shall be paid, pursuant to the fee schedule adopted by resolution of the City Council (*City of Huntington Beach Planning Department Fee Schedule*). **(HBZSO Section 254.16)**
 - d. A Certificate of Insurance shall be filed with the Public Works Department and approved as to form by the City Attorney. **(HBZSO Section 255.14.H)**
 - e. Park Land In-Lieu Fees shall be paid pursuant to the requirements of HBZSO Section 254.08 – *Parkland Dedications*. The fees shall be paid and calculated according to a schedule adopted by City Council resolution (*City of Huntington Beach Planning Department Fee Schedule*). **(Ordinance No. 3562, Resolutions No. 2002-56 and 2002-57)**
2. Tentative Tract Map No. 17233 shall not become effective until the ten calendar day appeal period has elapsed from Planning Commission action. **(HBZSO Section 251.12)**
3. Tentative Tract Map No. 17233 and General Plan Amendment No. 08-001/Zoning Map Amendment No. 08-001/Local Coastal Program Amendment No. 08-001/Conditional Use Permit No. 08-014/Coastal Development Permit No. 08-008/Variance No. 08-009 shall

become null and void unless exercised within two (2) years of the date of final approval. An extension of time may be granted by the Director of Planning pursuant to a written request submitted to the Planning Department a minimum 60 days prior to the expiration date. **(HBZSO Section 251.14 and 251.16)**

**CONDITIONAL USE PERMIT NO. 08-014/COASTAL DEVELOPMENT NO. 08-008/
VARIANCE NO. 08-009:**

1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design with the following modifications:
 - a. Parking lot striping shall comply with Chapter 231 of the Zoning and Subdivision Ordinance and Title 24, California Administrative Code. **(HBZSO Chapter 231)**
 - b. Depict all utility apparatus, such as but not limited to, back flow devices and Edison transformers on the site plan. Utility meters shall be screened from view from public right-of-ways. Electric transformers in a required front or street side yard shall be enclosed in subsurface vaults. Backflow prevention devices shall be prohibited in the front yard setback and shall be screened from view. **(HBZSO Section 230.76)**
 - c. All exterior mechanical equipment shall be screened from view on all sides. Rooftop mechanical equipment shall be setback a minimum of 15 feet from the exterior edges of the building. Equipment to be screened includes, but is not limited to, heating, air conditioning, refrigeration equipment, plumbing lines, ductwork and transformers. Said screening shall be architecturally compatible with the building in terms of materials and colors. If screening is not designed specifically into the building, a rooftop mechanical equipment plan showing proposed screening must be submitted for review and approval with the application for building permit(s). **(HBZSO Section 230.76)**
 - d. Depict the location of all gas meters, water meters, electrical panels, air conditioning units, mailboxes (as approved by the United States Postal Service), and similar items on the site plan and elevations. If located on a building, they shall be architecturally integrated with the design of the building, non-obtrusive, not interfere with sidewalk areas and comply with required setbacks. **(HBZSO Section 230.76)**
 - e. All parking area lighting shall be energy efficient and designed so as not to produce glare on adjacent residential properties. Security lighting shall be provided in areas accessible to the public during nighttime hours, and such lighting shall be on a time-clock or photo-sensor system. **(HBZSO 231.18(C))**
 - f. Bicycle parking facilities shall be provided in accordance with the provisions of **HBZSO Section 231.20 – Bicycle Parking.**
2. Prior to issuance of demolition permits, the following shall be completed:
 - a. The applicant shall follow all procedural requirements and regulations of the South Coast Air Quality Management District (SCAQMD) and any other local, state, or federal law regarding the removal and disposal of any hazardous material including asbestos, lead, and PCB's. These requirements include but are not limited to: survey, identification of removal methods, containment measures, use and treatment of water, proper truck hauling, disposal procedures, and proper notification to any and all involved agencies. **(AQMD Rule 1403)**
 - b. Pursuant to the requirements of the South Coast Air Quality Management District, an asbestos survey shall be completed. **(AQMD Rule 1403)**

- c. The applicant shall complete all Notification requirements of the South Coast Air Quality Management District. **(AQMD Rule 1403)**
 - d. The City of Huntington Beach shall receive written verification from the South Coast Air Quality Management District that the Notification procedures have been completed. **(AQMD Rule 1403)**
3. Prior to submittal for building permits, the following shall be completed:
 - a. A minimum of 14 days prior to submittal for building permits, an application for address assignment, along with the corresponding application processing fee and applicable plans (as specified in the address assignment application form), shall be submitted to the Planning Department. **(City Specification No. 409)**
 4. Prior to issuance of building permits, the following shall be completed:
 - a. A gated entryway (access control devices) plan shall be submitted to the Planning Department. The gated entryway shall comply with Fire Department Standard No. 403. In addition, the gated entryway plan shall be reviewed by the United States Postal Service. Prior to the installation of any gates, such plan shall be reviewed and approved by the Planning, Fire and Public Works Departments. **(HBZSO Section 231.18.D.8)**
 - b. A copy of a Floodproofing Certificate for the subterranean parking structures shall be completed and certified by a California registered engineer or architect and submitted to the Director of Planning and Building for inclusion in the entitlement file. **(HBZSO Section 222.14)**
 - c. A Mitigation Monitoring Fee for the Mitigated Negative Declaration No. 08-004 shall be paid to the Planning Department pursuant to the fee schedule adopted by resolution of the City Council (*City of Huntington Beach Planning Department Fee Schedule*). **(Resolution No. 2009-032)**
 5. The Development Services Departments (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the provisions of **HBZSO Section 241.18.**
 6. Tentative Tract Map No. 17233, Conditional Use Permit No. 08-014, Coastal Development Permit No. 08-008, Variance No. 08-009 shall not become effective until General Plan Amendment No. 08-001 and Zoning Map Amendment No. 08-001 have been approved by the City Council, and Local Coastal Program Amendment No. 08-001 has been approved by the California Coastal Commission, and are in effect. **(HBZSO Section 247.10 and 247.16)**
 7. Tentative Tract Map No. 17233, Conditional Use Permit No. 08-014, Coastal Development Permit No. 08-008, Variance No. 08-009 shall not become effective until the appeal period following the approval of the entitlements has elapsed. **(HBZSO Section 241.14)**

8. The Planning Commission reserves the right to revoke Tentative Tract Map No. 17233, Conditional Use Permit No. 08-014, Coastal Development Permit No. 08-008, Variance No. 08-009 pursuant to a public hearing for revocation, if any violation of the conditions of approval, Huntington Beach Zoning and Subdivision Ordinance or Municipal Code occurs. **(HBZSO Section 241.16.D)**
9. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays. **(HBMC Section 8.40.090)**
10. The applicant shall submit a check in the amount of \$50.00 for the posting of the Notice of Determination at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Planning Department within two (2) days of the Planning Commission's action. An additional check in the amount of \$ 2,010.25 for California Department of Fish and Game shall be made out to County of Orange and submitted within two (2) days of the Planning Commission's action. **(California Code Section 15094 and Fish and Game Section 711.4)**
11. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO. Prior to removing or replacing any landscaped areas, check with the Departments of Planning and Public Works for Code requirements. Substantial changes may require approval by the Planning Commission. **(HBZSO Section 232.04)**
12. All permanent, temporary, or promotional signs shall conform to Chapter 233 of the HBZSO. Prior to installing any new signs, changing sign faces, or installing promotional signs, applicable permit(s) shall be obtained from the Planning Department. Violations of this ordinance requirement may result in permit revocation, recovery of code enforcement costs, and removal of installed signs. **(HBZSO Chapter 233)**



HUNTINGTON BEACH POLICE DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: March 31, 2010
PLANNER: TESS NGUYEN
PROJECT NAME: HARMONY COVE RESIDENTIAL DEVELOPMENT
REQUEST: TO PERMIT A RESIDENTIAL DEVELOPMENT CONSISTING OF 15 DWELLING UNITS WITH SEMI-SUBTERRANEAN PARKING AND A 27 BOAT SLIP MARINA.
PLANNING APP. NO. PLANNING APPLICATION NO. 08-0065
ENTITLEMENTS: CUP 08-014
DATE OF PLANS: AUGUST 26, 2008 and JANUARY 16, 2009
PROJECT LOCATION: APN NO. 178-301-01 (Formerly Percy Dock)
PLAN REVIEWER: JAN THOMAS
TELEPHONE/E-MAIL: (949) 348-8186 jckthomas@cox.net

The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

Conditions listed below shall be completed before final inspection.

SUGGESTED CONDITIONS OF APPROVAL

Walkway between property and existing tennis court:

Walkway shall have landscaping not exceeding the height of two feet. Types of trees shall be considered to allow visibility from the ground up to the bottom of the tree canopy to remain at 6 feet of visibility or more. Pedestrian lighting shall remain on from dusk to dawn and allow no areas of darkness.

Enhanced pavement:

Enhanced pavement shall be included in the driveway off of Warner Avenue. The enhanced pavement further distinguishes the public street from the semi-private property of the residential development.

ATTACHMENT NO. 6.35

Defining this driveway helps motorists on Warner Avenue find the driveway entrance quickly without slowing to a dangerous speed on Warner Avenue.

Pedestrian walkways through the project:

Landscaping along the pedestrian walkways throughout the project shall allow pedestrians to view his or her surrounding without areas of concealment. When planting in this area, shrubs shall grow no higher than three feet.

Note: Maintaining open and visible public areas 1) allow residents and visitors to see ahead of them to avoid possible danger, 2) are undesirable to offenders, and 3) crime (or potential crime) on this property is more likely to be noticed and reported.

800 MHz Garage radio transmittal:

The Police and Fire Department emergency radios may not be able to receive or transmit in the subterranean garage. It is imperative that an 800 MHz garage radio transmittal antenna be installed so that emergency personnel can receive/transmit in the parking structure.

Parking structure lighting:

Lighting in parking structures shall be installed so light is directed and thrown between the parked vehicles (this is where the pedestrians are and where crime is likely to occur). All areas of the structure shall be lighted. Lighting shall also focus on pedestrian areas.

RECOMMENDATIONS TO ENHANCE THE QUALITY OF THE PROJECT:

Stairwells:

It appears that the stairwells are open to view from the exterior. Ideally, stairwells should be open to the exterior. People feel safer and are, in fact, more likely to be seen in case of an emergency. They are also more likely to see an offender coming. Where possible in the residential building, allow as much visibility into the stairwells as possible either through open air stairwells or large windows.

Community Center:

There is a possibility the community center activities will create conflict with the adjacent neighbors in regard to noise and/or other center activities. Activities and hours shall be clearly addressed and defined to not create conflict between users.

Storage Units:

Visibility to this area shall be maintained through passive surveillance opportunities and lighting. This area may be vulnerable to theft. Security cameras are recommended.



HUNTINGTON BEACH PUBLIC WORKS DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: APRIL 6, 2010

PROJECT NAME: HARMONY COVE RESIDENTIAL DEVELOPMENT

ENTITLEMENTS
CONDITIONAL USE PERMIT NO. 08-014
COASTAL DEVELOPMENT PERMIT NO. 08-008
GENERAL PLAN AMENDMENT NO. 08-001
ZONING MAP AMENDMENT NO. 08-001
LOCAL COASTAL PROGRAM AMENDMENT NO. 08-001
VARIANCE NO. 08-009
ENVIRONMENTAL ASSESSMENT NO. 08-004
DESIGN REVIEW NO. 08-047
TENTATIVE TRACT MAP 17233

PLNG APPLICATION NO. PLANNING APPLICATION NO. 08-065

DATE OF PLANS: JANUARY 16, 2009

PROJECT LOCATION: 3901 WARNER AVENUE,
APN NO. 178-301-01 (FORMERLY PERCY DOCK)

PROJECT PLANNER TESS NGUYEN, ASSOCIATE PLANNER

TELEPHONE/E-MAIL: (714) 374-1744 / TNGUYEN@SURFCITY-HB.ORG

PLAN REVIEWER: STEVE BOGART, SENIOR CIVIL ENGINEER

TELEPHONE/E-MAIL: (714) 374-1692 / SBOGART@SURFCITY-HB.ORG

PROJECT DESCRIPTION: TO PERMIT A RESIDENTIAL DEVELOPMENT CONSISTING OF 15 DWELLING UNITS WITH SEMI-SUBTERRANEAN PARKING AND A 25-BOAT SLIP MARINA (19 SLIPS WITHIN SUBMERGED PORTION OF THE PROPERTY, 6 SLIPS WITHIN STATE LANDS COMMISSION PROPERTY). THE PROJECT INCLUDES:

- 1) CHANGES TO THE LAND USE DESIGNATION, ZONING DESIGNATION, COASTAL LAND USE DESIGNATION;
- 2) REVIEW OF THE RESIDENTIAL DEVELOPMENT AND "APPROVE IN CONCEPT" OF THE BOAT SLIPS/MARINA;
- 3) A VARIANCE FOR MAXIMUM BUILDING HEIGHT AT 40 FT. IN LIEU OF 35 FT;
- 4) SUBDIVISION OF LAND FOR 15 RESIDENTIAL CONDOMINIUM UNITS AND 15 DOCKOMINIUM BOAT SLIPS AND 10 OPEN SLIPS MARINA.

ATTACHMENT NO. 6.37

The following is a list of code requirements deemed applicable to the proposed project based on plans as stated above. The items below are to meet the City of Huntington Beach's Municipal Code (HBMC), Zoning and Subdivision Ordinance (ZSO), Department of Public Works Standard Plans (Civil, Water and Landscaping) and the American Public Works Association (APWA) Standards Specifications for Public Works Construction (Green Book), the Orange County Drainage Area management Plan (DAMP), and the City Arboricultural and Landscape Standards and Specifications. The list is intended to assist the applicant by identifying requirements which shall be satisfied during the various stages of project permitting, implementation and construction. If you have any questions regarding these requirements, please contact the Plan Reviewer or Project Planner.

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO SUBMITTAL OF THE FINAL TRACT MAP TO THE CITY FOR REVIEW:

1. A final Hydrology and Hydraulic Analysis, including design calculations, for onsite drainage facilities and runoff conveyed either to Warner Avenue or the Huntington Harbor Channel shall be submitted for Public Works review and approval. On-site drainage shall not be diverted or concentrated to adjacent properties, but shall be handled by a Public Works approved method. The final design analysis of the system shall be consistent with the approved preliminary studies. All pad elevations must comply with FEMA design criteria and as directed by the City of Huntington Beach, Department of Public Works. Gradients of less than 1% shall not be permitted in earthen swales without prior approval from Public Works. (ZSO 255.12.G & MC 17.05)
2. A California-licensed Geotechnical Engineer shall prepare and submit to the City a detailed final soils and geological/seismic analysis which shall address onsite soils characteristics, as well as all operations required to properly prepare the site for the proposed residential and marina development. This analysis shall provide detailed recommendations for clearing and grubbing, grading, over excavation, engineered fill, dewatering, shoring and stabilization of soils to support the proposed development and protect adjacent properties from slope failure, settlement, monitoring requirements, landscaping, chemical and fill properties, liquefaction requirements, retaining walls, streets, and utilities. Said report shall also provide recommendations to certify that post development ground water conditions shall not be affected or affect improvements. The report will provide recommendations for rough and precise grading for the site and the marina. (ZSO 253.12.B & MC 17.05.150)
3. A sewer study shall be prepared and submitted to Public Works for review and approval. A fourteen (14)-day or longer flow test data (for the down stream sewer main line) shall be included in the study. The location and number of monitoring test sites, not to exceed three, to be determined by the Public Works Department. The sanitary sewer system shall be designed and constructed to serve the development, including any offsite improvements necessary to accommodate any increased flow associated with the project. The project shall be responsible for mitigating any effects on the downstream sewer mainline by either upsizing the downstream pipeline, paying their fair share portion of the downstream pipe upsizing or a combination thereof. The sanitary sewer design shall comply with the approved preliminary sewer study and shall conform to Public Works design criteria. (ZSO 230.84 & MC 14.36.010)

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO RECORDATION OF THE FINAL TRACT MAP UNLESS OTHERWISE STATED. BONDING MAY BE SUBSTITUTED FOR CONSTRUCTION IN ACCORDANCE WITH PROVISIONS OF THE SUBDIVISION MAP ACT:

ATTACHMENT NO. 6.38

4. The Final Tract Map shall be submitted to the City of Huntington Beach Public Works Department for review and approval and shall include a title report to indicate the fee title owner(s) as shown on a title report for the subject properties. The title report shall not be more than six (6) weeks old at the time of submittal of the Final Parcel Map. (ZSO 253.12.1)
5. The Final Tract Map shall be consistent with the approved Tentative Tract Map. (ZSO 253.14)
6. The following shall be shown as a dedication to the City of Huntington Beach on the final tract map. (ZSO 253.10.K & ZSO 254)
 - a. Warner Avenue shall be dedicated in fee for public roadway and utility purposes for a width of 60 feet from the centerline of the roadway.
 - b. Vertical access with a minimum width of 10-feet clear shall be dedicated to the public from Warner Avenue to and along the shoreline of the water way. The access path of travel shall be ADA Title 24 compliant. Nothing in this condition shall be construed to constitute a waiver of any prescriptive rights which may exist on the parcel itself or on the designated easement. The closest part of the access shall be a minimum of 10 feet from any residential structure. The offer of dedication shall be in favor of the People of the State of California, including all successors and assignees, and shall be irrevocable.
 - c. Any part of the domestic water system and appurtenances as shown on the improvement plans for this tract that will be maintained by the City of Huntington Beach. Easement widths shall conform with the City of Huntington Beach Standard Plan No. 600.
 - d. Any part of the sanitary sewer system and appurtenances as shown on the improvement plans for this tract that will be maintained by the City of Huntington Beach. Said sanitary sewer system alignment shall be consistent with the preliminary sewer study as accepted by the Department of Public Works. Any changes to the alignment shall be reviewed and approved by the Department of Public Works.
 - e. All vehicular access rights to Warner Avenue shall be released and relinquished to the City of Huntington Beach, except at locations approved by the Planning Commission.
7. A reproducible Mylar copy and a print of the recorded final tract map shall be submitted to the Department of Public Works at the time of recordation.
8. The engineer or surveyor preparing the final map shall comply with Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18 for the following item:
 - a. Tie the boundary of the map into the Horizontal Control System established by the County Surveyor.
 - b. Provide a digital-graphics file of said map to the County of Orange.
9. Provide a digital-graphics file of said map to the City per the following design criteria:
 - a. Design Specification:
 - i. Digital data shall be full size (1:1) and in compliance with the California coordinate system – STATEPLANE Zone 6 (Lambert Conformal Conic projection), NAD 83 datum in accordance with the County of Orange Ordinance 3809.
 - ii. Digital data shall have double precision accuracy (up to fifteen significant digits).
 - iii. Digital data shall have units in US FEET.
 - iv. A separate drawing file shall be submitted for each individual sheet.

ATTACHMENT NO. 6.39

- v. Digital data shall be in compliance with the Huntington Beach Standard Sheets, drawing names, pen color and layering conventions.
 - vi. Feature compilation shall include, but shall not be limited to: Assessor's Parcel Numbers (APN), street addresses and street names with suffix.
- b. File Format and Media Specification:
- i. Shall be in compliance with one of the following file formats (AutoCAD DWG format preferred):
 - AutoCAD (version 2000, release 4) drawing file: _____.DWG
 - Drawing Interchange file: _____.DXF
 - ii. Shall be in compliance with the following media type:
 - CD Recordable (CD-R) 650 Megabytes
10. The grading and improvement plans shall be prepared by a Licensed Civil Engineer and shall be submitted to the Department of Public Works for review and approval. The engineer shall submit cost estimates for determining bond amounts. (ZSO 255.16C & MC 17.05)
 11. All improvement securities (Faithful Performance, Labor & Material and Monument Bonds) and Subdivision Agreement shall be posted with the Public Works Department and approved as to form by the City Attorney. (ZSO 255.16)
 12. A Certificate of Insurance shall be filed with the Public Works Department and approved as to form by the City Attorney. (ZSO 253.12K)
 13. If the Final Tract map is recorded before the required improvements are completed, a Subdivision Agreement may be substituted for construction in accordance with the provisions of the Subdivision Map Act. (SMA)
 14. If the project is developed in phases, then a phasing map shall be submitted for approval by the Planning, Public Works and Fire Departments showing improvements to be constructed. All required infrastructures including all public streets shall be designed with the first phase. The phasing plan shall include public improvements, construction employee parking, utility relocation, material location, and fire access. (ZSO 253.12.L)
 15. All applicable Public Works fees shall be paid. Fees shall be calculated based on the currently approved rate at the time of payment unless otherwise stated. (ZSO 250.16)
 16. The project developer shall pay all applicable Orange County Sanitation District connection fees. (ZSO 250.16)
 17. A Drainage Fee for the subject subdivision shall be paid at the rate applicable prior to recordation of the Final Tract Map. The current rate of \$13,880 per gross acre is subject to periodic adjustments. This project consists of 1.27 gross acres (including its tributary area portions along the half street frontages) for a total required drainage fee of \$17,628. City records indicate the current use on the subject property has never paid this required fee. Per provisions of the City Municipal Code, this one time fee shall be paid for all subdivisions or development of land. (MC 14.48)

ATTACHMENT NO. 6.40

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO
ISSUANCE OF A DEMOLITION PERMIT:**

18. Applicant shall provide a consulting arborist report on all the existing trees within 30 feet of the said construction, demolition and grading impacts. Said report shall quantify, identify, size and analyze the health of the existing trees. The report shall also recommend how the existing trees that are to remain (if any) shall be protected and how far construction/grading shall be kept from the trunk. (Resolution 4545)
 - a. Existing mature trees that are to be removed must be replaced at a 2 for 1 ratio with a 36" box tree or palm equivalent (13'-14' of trunk height for Queen Palms and 8'-9' of brown trunk).
19. Prior to the issuance of any demolition, grading or building permits for projects that will result in soil disturbance of one or more acres of land, the applicant shall demonstrate that coverage has been obtained under the Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ) [General Construction Permit] by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) conforming to the current National Pollution Discharge Elimination System (NPDES) requirements and shall be submitted to the Department of Public Works for review and acceptance. A copy of the current SWPPP shall be kept at the project site and another copy to be submitted to the City. (MC 14.25 & DAMP):
 - a. The SWPPP shall be prepared and updated as needed during the course of construction. Updates or amendments to the SWPPP shall incorporate any changes or revisions that occur in relation to overexcavation, waterway and seawall slope revetment and reconstruction, dredging and drying of materials to satisfy the requirements of each phase of the development. The plan shall incorporate all necessary Best Management Practices (BMP's) and other City requirements to eliminate polluted runoff until all construction work for the project is completed.

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO
ISSUANCE OF A GRADING PERMIT:**

20. The final map shall be recorded with the County of Orange.
21. The following dedications to the City of Huntington Beach shall be shown on the Precise Grading Plan. (ZSO 230.084A)
 - a. Warner Avenue improvement plans shall show the dedication in fee for public roadway and utility purposes a width of 60 feet from the centerline of the roadway.
 - b. Vertical access with a minimum width of 10-feet clear shall be dedicated to the public from Warner Avenue to and along the shoreline of the water way. The access path of travel shall be ADA Title 24 compliant. Nothing in this condition shall be construed to constitute a waiver of any prescriptive rights which may exist on the parcel itself or on the designated easement. The closest part of the access shall be a minimum of 10 feet from any residential structure. The offer of dedication shall be in favor of the People of the State of California, including all successors and assignees, and shall be irrevocable.

- c. Any part of the domestic water system and appurtenances as shown on the improvement plans for this tract that will be maintained by the City of Huntington Beach. Easement widths shall conform with the City of Huntington Beach Standard Plan No. 600.
 - d. Any part of the sanitary sewer system and appurtenances as shown on the improvement plans for this tract that will be maintained by the City of Huntington Beach. Said sanitary sewer system alignment shall be consistent with the preliminary sewer study as accepted by the Department of Public Works. Any changes to the alignment shall be reviewed and approved by the Department of Public Works.
 - e. All vehicular access rights to Warner Avenue shall be released and relinquished to the City of Huntington Beach, except at locations approved by the Planning Commission.
22. A Precise Grading Plan, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. (MC 17.05/ZSO 230.84) Final grades and elevations on the grading plan shall not vary by more than one (1) foot from the grades and elevations on the approved Tentative Map unless otherwise required by these conditions and shall conform to FEMA requirements for elevation above the flood water levels as directed by the Department of Public Works. The recommendations from the approved preliminary geotechnical study shall be incorporated into the earthwork and construction activities, especially for mitigation of construction impacts. The recommendations of the preliminary study shall be augmented or superseded where necessary by an updated Geotechnical Study that will address the final proposed improvements for the project. No required mitigation shall be removed or waived without the prior approval of the Department of Public Works. The plans shall comply with Public Works plan preparation guidelines and include the following public and or common area improvements on the plan:
- a. Curb, gutter and sidewalk along the Warner Avenue frontage shall be removed and replaced per Public Works Standard Plan Nos. 202 and 207. (ZSO 255.04)
 - b. An ADA compliant driveway approach shall be constructed along the project's Warner Avenue frontage per Public Works Standard Plan No. 211. (ZSO 255.04)
 - c. The existing driveway approach on Warner Avenue shall be removed and replaced with curb, gutter, and sidewalk per Public Works Standard Plan Nos. 202 and 207. (ZSO 255.04)
 - d. Relocate existing streetlight to a location approved by the Department of Public Works. (ZSO 255.04)
 - e. A new sewer lateral shall be installed connecting to the sewer main per the recommendations of the approved Final Sanitary Sewer study for the project. If the new sewer lateral is not constructed at the same location as the existing lateral, then the existing lateral shall be severed and capped at the main or chimney. (ZSO 230.84)
 - f. Each residential unit shall have a separate domestic water service and meter, installed per Water Division Standards, and sized to meet the minimum requirements set by the California Plumbing Code (CPC). (MC 14.08.020 and ZSO 230.84)
 - g. The marina offices and community/club room shall have a separate domestic water service and meter installed per Water Standards, and sized to meet the minimum requirements set by the California Plumbing Code (CPC) (MC 14.08.030 and ZSO 230.84)
 - h. The boat slip marina shall be served by a separate master water service and meter, installed and sized to meet the minimum requirements per the Water Division Standards. (MC 14.08.030 and ZSO 230.84)

ATTACHMENT NO. 6.42

- i. A manifold of meters shall serve all domestic water services to the development with one water service connection to the City's water main located along Warner Avenue. (ZSO 230.84, Resolution 5921 and Title 17)
 - j. A separate irrigation water service and meter shall be installed per Water Division Standards, and sized to meet the minimum requirements per the Water Division Standards. (MC 14.52 and ZSO 230.84)
 - k. Separate dedicated fire water service(s) shall be constructed per Water Division Standards for the fire sprinkler system and any on-site fire hydrants required by the Fire Department. (ZSO 230.84)
 - l. Separate backflow protection devices shall be installed per Water Division Standards for domestic, irrigation, and fire water services. (Resolution 5921 and Title 17)
 - m. The existing fire hydrant assembly located along Warner Avenue shall be relocated, per Water Division Standards, to be clear of the proposed driveway approach. (ZSO 230.84)
 - n. Final finished grades for proposed building pads and common areas and provide minimum FEMA elevation requirements.
 - o. Retaining walls, decorative walls and slopes along the Huntington Harbor Channel, docks, building foundation, and adjacent property lines.
 - p. All swales along slopes, walls, walkways and associated drainage control devices.
23. An Improvement Plan for the project's waterfront frontage, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. (MC 17.05/ZSO 230.84) The plan shall include the following waterfront improvements on the plan:
- a. Improvements along the Huntington Harbor Channel waterway, including match-up with adjacent harbor slope improvements and the Warner Avenue bridge and abutments, per the approved Geology and Soils Study, Sediment Characterization Results Report, Analysis of Changes in Water Levels, Current Speeds and Sedimentation Report, and Dock Design Report. Requirements of the U.S. Army Corps of Engineers, Federal Emergency Management Agency (FEMA), City of Huntington Beach Public Works Department and the Orange County Flood Control District shall be observed in the design and construction of all Huntington Harbor Channel improvements and abutting slope improvements in and adjacent to the waterway.
 - b. ADA compliant access, in conformance with Title 24, shall be provided from the public sidewalk to any of the public portions of the marina, dock or waterway.
 - c. The applicant shall demonstrate to the satisfaction of the City Traffic Engineer that standards (including ADA) regarding pedestrian/bicycle safety along the perimeter sidewalks will be met.
24. Prior to submittal of a landscape plan, the applicant shall provide a Consulting Arborist report on all the existing trees. Said report shall quantify, identify, size and analyze the health of the existing trees. The report shall also recommend how the existing trees that are to remain (if any) shall be protected and how far construction/grading shall be kept from the trunk. (Resolution 4545)
25. A Landscape and Irrigation Plan, prepared by a Licensed Landscape Architect shall be submitted to the Public Works Department for review and approval by the Public Works and Planning Departments. (ZSO 232.04)

ATTACHMENT NO. 6.43

- a. Existing mature trees that are to be removed must be replaced at a 2 for 1 ratio with a 36" box tree or palm equivalent (13'-14' of trunk height for Queen Palms and 8'-9' of brown trunk).
 - b. "Smart irrigation controllers" and/or other innovative means to reduce the quantity of runoff shall be installed. (ZSO 232.04D)
 - c. Standard landscape code requirements apply. (ZSO 232)
26. All landscape planting, irrigation and maintenance shall comply with the City Arboricultural and Landscape Standards and Specifications. (ZSO 232.04B)
27. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. (DAMP)
28. The Consulting Arborist (approved by the City Landscape Architect) shall review the final landscape tree planting plan and approve in writing the selection and locations proposed for new trees and the protection measures and locations of existing trees to remain. Said Arborist report shall be incorporated onto the Landscape Architect's plans as construction notes and/or construction requirements. The report shall include the Arborist's name, certificate number and the Arborist's wet signature on the final plan. (Resolution-4545)
29. A Project Water Quality Management Plan (WQMP) conforming to the current Waste Discharge Requirements Permit for the County of Orange (Order No. R8-2009-0030) [MS4 Permit] prepared by a Licensed Civil Engineer, shall be submitted to the Department of Public Works for review and acceptance. The WQMP shall address Section XII of the MS4 Permit and all current surface water quality issues. (MC 14.25 & NPDES)
30. The project WQMP shall include the following:
- a. Low Impact Development.
 - b. Discusses regional or watershed programs (if applicable).
 - c. Addresses Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas.
 - d. Incorporates the applicable Routine Source Control BMPs as defined in the Drainage Area Management Plan. (DAMP)
 - e. Incorporates Treatment Control BMPs as defined in the DAMP.
 - f. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs.
 - g. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs.
 - h. Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.
 - i. Includes an Operations and Maintenance (O&M) Plan for all structural BMPs.
 - j. Includes an extensive Property Owner's Association education program, including information booklets and packages for each property owner, and periodic informational programs to keep owners current with WQMP practices and requirements.

- k. After incorporating plan check comments of Public Works, three final WQMPs (signed by the owner and the Registered Civil Engineer of record) shall be submitted to Public Works for acceptance. After acceptance, two copies of the final report shall be returned to applicant for the production of a single complete electronic copy of the accepted version of the WQMP on CD media that includes:
 - i. The 11" by 17" Site Plan in .TIFF format (400 by 400 dpi minimum).
 - ii. The remainder of the complete WQMP in single page .TIFF format including the signed and stamped title sheet, owner's certification sheet, Inspection/Maintenance Responsibility sheet, appendices, attachments and all educational material.

l. The applicant shall return one CD media to Public Works for the project record file.

- 31. Indicate the types and locations of Water Quality Treatment Control Best Management Practices (BMPs) on the Precise Grading Plan consistent with the Project WQMP. The WQMP shall be submitted with the first submittal of the Grading Plan.
- 32. A suitable location, as approved by the City, shall be depicted on the grading plan for the necessary trash enclosure(s). The area shall be paved with an impervious surface, designed not to allow run-on from adjoining areas, designed to divert drainage from adjoining roofs and pavements diverted around the area, and screened or walled to prevent off-site transport of trash. The trash enclosure area shall be covered or roofed with a solid, impervious material. Connection of trash area drains into the storm drain system is prohibited. If feasible, the trash enclosure area shall be connected into the sanitary sewer. (DAMP)
- 33. The applicant's grading/erosion control plan shall abide by the provisions of AQMD's Rule 403 as related to fugitive dust control. (AQMD Rule 403)
- 34. The name and phone number of an on-site field supervisor hired by the developer shall be submitted to the Planning and Public Works Departments. In addition, clearly visible signs shall be posted on the perimeter of the site every 250 feet indicating who shall be contacted for information regarding this development and any construction/grading-related concerns. This contact person shall be available immediately to address any concerns or issues raised by adjacent property owners during the construction activity. He/She will be responsible for ensuring compliance with the conditions herein, specifically, grading activities, truck routes, construction hours, noise, etc. Signs shall include the applicant's contact number, regarding grading and construction activities, and "1-800-CUTSMOG" in the event there are concerns regarding fugitive dust and compliance with AQMD Rule No. 403.
- 35. The applicant shall notify all property owners and tenants within 300 feet of the perimeter of the property of a tentative grading schedule at least 30 days prior to such grading.

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLIED WITH DURING GRADING OPERATIONS:

- 36. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)
- 37. Existing street tree(s) to be inspected by the City Inspector during removal of concrete and prior to replacement thereof. Tree replacement or root/tree protection, will be specified upon the inspection of the root system. (Resolution 4545)
- 38. The developer shall coordinate the development of a truck haul route with the Department of Public Works if the import or export of material in excess of 5000 cubic yards is required. This

plan shall include the approximate number of truck trips and the proposed truck haul routes. It shall specify the hours in which transport activities can occur and methods to mitigate construction-related impacts to adjacent residents. These plans must be submitted for approval to the Department of Public Works. (MC 17.05.210)

39. Water trucks will be utilized on the site and shall be available to be used throughout the day during site grading to keep the soil damp enough to prevent dust being raised by the operations. (California Stormwater BMP Handbook, Construction Wind Erosion WE-1)
40. All haul trucks shall arrive at the site no earlier than 8:00 a.m. or leave the site no later than 5:00 p.m., and shall be limited to Monday through Friday only. (MC 17.05)
41. Wet down the areas that are to be graded or that is being graded, in the late morning and after work is completed for the day. (WE-1/MC 17.05)
42. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
43. All haul trucks shall be covered or have water applied to the exposed surface prior to leaving the site to prevent dust from impacting the surrounding areas. (DAMP)
44. Prior to leaving the site, all haul trucks shall be washed off on-site on a gravel surface to prevent dirt and dust from leaving the site and impacting public streets. (DAMP)
45. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
46. Wind barriers shall be installed along the perimeter of the site. (DAMP)
47. All construction materials, wastes, grading or demolition debris and stockpiles of soils, aggregates, soil amendments, etc. shall be properly covered, stored and secured to prevent transport into surface or ground waters by wind, rain, tracking, tidal erosion or dispersion. (DAMP)

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO
ISSUANCE OF A BUILDING PERMIT:**

48. A Precise Grading Permit shall be issued. (MC 17.05)
49. Traffic impact fees for commercial/residential development shall be paid at the rate applicable at the time of Building Permit issuance. The current rate of \$162 per net new added daily trip is adjusted annually. This project is forecast to generate 185 new daily trips for a total traffic impact fee of \$29,970. The rate is subject to an annual adjustment on December 1st. (MC 17.65)
50. A drainage fee for the subject development shall be paid at the rate applicable at the time of Building Permit issuance. The current rate of \$13,270 per gross acre is subject to periodic adjustments. This project consists of 1.27 gross acres (including its tributary area portions along the half street frontages) for a total current required drainage fee of \$17,628. City records indicate the previous use on this property never paid this required fee. Per provisions of the City Municipal Code, this one time fee shall be paid for all subdivisions or development of land. (MC 14.48)

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO
ISSUANCE OF AN ENCROACHMENT PERMIT:**

51. Traffic Control Plans, prepared by a Licensed Civil or Traffic Engineer, shall be prepared in accordance with the latest edition of the City of Huntington Beach Construction Traffic Control Plan Preparation Guidelines and submitted for review and approval by the Public Works Department. (Construction Traffic Control Plan Preparation Guidelines)

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO FINAL
INSPECTION OR OCCUPANCY:**

52. Complete all improvements as shown on the approved grading, and landscape and improvement plans. (MC 17.05)
53. The current tree code requirements shall apply to this site. (ZSO 232)
- a. Existing trees to remain on site shall not be disfigured or mutilated, (ZSO 232.04E) and,
 - b. General tree requirements, regarding quantities and sizes. (ZSO 232.08B and C)
54. All landscape irrigation and planting installation shall be certified to be in conformance to the City approved landscape plans by the Landscape Architect of record in written form to the City Landscape Architect. (ZSO 232.04D)
55. Applicant shall provide City with CD media TIFF images (in City format) and CD (AutoCAD only) copy of complete City Approved landscape construction drawings as stamped "Permanent File Copy" prior to starting landscape work. Copies shall be given to the City Landscape Architect for permanent City record.
56. Prior to grading or building permit close-out and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall:
- a. Demonstrate that all structural Best Management Practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications.
 - b. Demonstrate all drainage courses, pipes, gutters, basins, etc. are clean and properly constructed.
 - c. Demonstrate that applicant is prepared to implement all non-structural BMPs described in the Project WQMP.
 - d. Demonstrate that an adequate number of copies of the approved Project WQMP are available for the future occupiers.
57. All new utilities shall be undergrounded. (MC 17.64)
58. All applicable Public Works fees shall be paid at the current rate unless otherwise stated, per the Public Works Fee Schedule adopted by the City Council and available on the city web site at http://www.surfcity-hb.org/files/users/public_works/fee_schedule.pdf . (ZSO 240.06/ZSO 250.16)
59. The Water Ordinance #14.52, the "Water Efficient Landscape Requirements" apply for projects with 2500 square feet of landscaping and larger. (MC 14.52)
60. All Water Efficient Landscape Requirements certifications, audits and paper work shall be complete prior to requesting a final inspection. (MC 14.52)

ATTACHMENT NO. 6.47



**HUNTINGTON BEACH
PUBLIC WORKS DEPARTMENT
SUGGESTED CONDITIONS OF APPROVAL**

DATE: APRIL 6, 2010

PROJECT NAME: HARMONY COVE RESIDENTIAL DEVELOPMENT

ENTITLEMENTS CONDITIONAL USE PERMIT NO. 08-014
COASTAL DEVELOPMENT PERMIT NO. 08-008
GENERAL PLAN AMENDMENT NO. 08-001
ZONING MAP AMENDMENT NO. 08-001
LOCAL COASTAL PROGRAM AMENDMENT NO. 08-001
VARIANCE NO. 08-009
ENVIRONMENTAL ASSESSMENT NO. 08-004
DESIGN REVIEW NO. 08-047
TENTATIVE TRACT MAP 17233

PLNG APPLICATION NO. PLANNING APPLICATION NO. 08-065

DATE OF PLANS: JANUARY 16, 2009

PROJECT LOCATION: 3901 WARNER AVENUE,
APN NO. 178-301-01 (FORMERLY PERCY DOCK)

PROJECT PLANNER TESS NGUYEN, ASSOCIATE PLANNER

TELEPHONE/E-MAIL: (714) 374-1744 / TNGUYEN@SURFCITY-HB.ORG

PLAN REVIEWER: STEVE BOGART, SENIOR CIVIL ENGINEER

TELEPHONE/E-MAIL: (714) 374-1692 / SBOGART@SURFCITY-HB.ORG

PROJECT DESCRIPTION: TO PERMIT A RESIDENTIAL DEVELOPMENT CONSISTING OF 15 DWELLING UNITS WITH SEMI-SUBTERRANEAN PARKING AND A 25-BOAT SLIP MARINA (19 SLIPS WITHIN SUBMERGED PORTION OF THE PROPERTY, 6 SLIPS WITHIN STATE LANDS COMMISSION PROPERTY). THE PROJECT INCLUDES:

- 1) CHANGES TO THE LAND USE DESIGNATION, ZONING DESIGNATION, COASTAL LAND USE DESIGNATION;
- 2) REVIEW OF THE RESIDENTIAL DEVELOPMENT AND "APPROVE IN CONCEPT" OF THE BOAT SLIPS/MARINA;
- 3) A VARIANCE FOR MAXIMUM BUILDING HEIGHT AT 40 FT. IN LIEU OF 35 FT;
- 4) SUBDIVISION OF LAND FOR 15 RESIDENTIAL CONDOMINIUM UNITS AND 15 DOCKOMINIUM BOAT SLIPS AND 10 OPEN SLIPS MARINA.

1. The Tentative Tract Map received and dated January 16, 2009 shall be the approved layout.

**THE FOLLOWING CONDITIONS ARE REQUIRED TO BE COMPLETED PRIOR TO
RECORDATION OF THE FINAL MAP:**

2. A Title Settlement Agreement (TSA) shall be executed between the Applicant and the State of California over that portion of the subdivision where a claim of a Sovereign Public Trust Easement exists. The TSA shall be approved by the California State Lands Commission for the Public Trust Easement across parcels 1 and 2 of the final map. Reference information for the said agreement shall be noted on the final map. All requirements and mitigations required by the subject TSA shall be completed in accordance with the terms of said agreement.
3. At least 90 days before City Council action on the final map, CC&Rs shall be submitted to the Departments of Planning, Public Works and City Attorney's office for review and approval. The CC&Rs shall include the following:
 - a. Provide for maintenance, repair and replacement by the Property Owner's Association (POA) of the Public Access Easement areas and improvements which serves as access to the public or common area docks, walkways and waterways.
 - b. Provide for maintenance, repair and replacement by the POA of all common area landscaping, irrigation, drainage facilities, water quality BMP's, water system lines, fire system lines, sewer system lines, and private service utilities. Maintenance shall include all weeding, fertilizing, pest and disease control and plant replacements, the removal of non-native and/or invasive species, replacement of the original approved plant materials as required, tree trimming, irrigation adjustments, and equipment replacements and trash clean-up. The standards for maintenance shall be per the City Arboricultural and Landscape Standards and Specifications and shall include the Arboricultural maintenance section for public property for tree trimming and care within the common areas.
 - c. Prohibit the blocking or screening of fire hydrants or fire service facilities located in public right-of-way or onsite.
 - d. Provide funding sources for implementation, monitoring and maintenance of water quality treatment train BMP's and appurtenances per the approved Water Quality Management Plan (WQMP). The approved WQMP shall be incorporated into the CC&R's by reference, and shall be updated as required by local, state or federal law or regulation and the City of Huntington Beach Local Implementation Plan (LIP).
 - e. The CC&Rs shall restrict any revision or amendment of the WQMP except as may be dictated by either local, state or federal law and the LIP.
 - f. Notification to purchasers that public access shall be permitted for use by the public from Warner Avenue to and along the shoreline as prescribed and shown on the final map and as provided in these conditions of approval.
 - g. A management plan for the Public Access Easement shall be included as part of the CC&R's. The management plan shall include standards and requirements for maintenance of hours of use and aesthetic values for the pathway and a privacy buffer, including, but not limited to, litter control, water quality, structural condition, and materials finish.
 - h. Provide funding and implementation of a Pest Management Plan and a Domestic Animal Control Plan.

ATTACHMENT NO. 6.49

- i. Provide funding and implementation of a periodic dredging and waterway maintenance program for the operations of the marina.

DURING DEMOLITION, GRADING, SITE DEVELOPMENT, AND/OR CONSTRUCTION, THE FOLLOWING CONDITIONS SHALL BE ADHERED TO:

4. Construction equipment shall be maintained in peak operating condition to reduce emissions. During clearing, grading, earth moving, or excavation, maintain equipment engines in proper tune. Truck idling shall be prohibited for periods longer than 10 minutes.
5. Use low sulfur (0.05% by weight) fuel by weight for construction equipment.
6. Phase and schedule construction activities to avoid high ozone days. Discontinue construction during second stage smog alerts.
7. A phased schedule for construction activities to minimize daily emissions shall be complied with. Treat unattended construction areas with water (disturbed lands which have been, or are expected to be unused for four or more consecutive days). Schedule activities to minimize the amount of exposed excavated soil during and after the end of work periods.
8. On-site parking shall be provided for all construction workers and equipment unless approved otherwise by the Department of Public Works.
9. The construction disturbance area shall be kept as small as possible. Control off-road vehicle travel by posting driving speed limits on these roads, consistent with City standards. Use electricity from power poles rather than temporary diesel or gasoline power generators when practical. The applicant shall be responsible for assuring that vehicle movement on any unpaved surface other than water trucks shall be terminated if wind speeds exceed 15 mph.
10. The property owner for the subject project shall be responsible for all required clean up of off-site dirt tracking, pavement damage and/or restriping of the public rights-of-way as determined by the Department of Public Works.
11. The property owner shall be responsible for incorporating measures to reduce construction related traffic congestion with the implementation of rideshare incentives, transit incentives, construction area parking, use of flagmen, and implementation of measures to minimize the obstruction of through traffic lanes, as deemed appropriate by Public Works.
12. A geotechnical expert shall be on-site daily during dewatering to monitor soil conditions.
13. Any operation involving dewatering shall require approval of a dewatering plan and the applicant shall obtain the necessary De Minimis Permit from the California Regional Water Quality Control Board [Order No. R8-2009-0003 (CAG998001)] and provide a copy to Public Works. Discharges to the City's sanitary sewer system shall only be permitted during off-peak hours and non-raining times and with the approval by permit from the Orange County Sanitation District.

ATTACHMENT NO. 6.50



**HUNTINGTON BEACH
PUBLIC WORKS DEPARTMENT
SUGGESTED MITIGATION MEASURES**

DATE: APRIL 6, 2010

PROJECT NAME: HARMONY COVE RESIDENTIAL DEVELOPMENT

ENTITLEMENTS CONDITIONAL USE PERMIT NO. 08-014
COASTAL DEVELOPMENT PERMIT NO. 08-008
GENERAL PLAN AMENDMENT NO. 08-001
ZONING MAP AMENDMENT NO. 08-001
LOCAL COASTAL PROGRAM AMENDMENT NO. 08-001
VARIANCE NO. 08-009
ENVIRONMENTAL ASSESSMENT NO. 08-004
DESIGN REVIEW NO. 08-047
TENTATIVE TRACT MAP 17233

PLNG APPLICATION NO. PLANNING APPLICATION NO. 08-065

DATE OF PLANS: JANUARY 16, 2009

PROJECT LOCATION: 3901 WARNER AVENUE,
APN NO. 178-301-01 (FORMERLY PERCY DOCK)

PROJECT PLANNER TESS NGUYEN, ASSOCIATE PLANNER

TELEPHONE/E-MAIL: (714) 374-1744 / TNGUYEN@SURFCITY-HB.ORG

PLAN REVIEWER: STEVE BOGART, SENIOR CIVIL ENGINEER

TELEPHONE/E-MAIL: (714) 374-1692 / SBOGART@SURFCITY-HB.ORG

PROJECT DESCRIPTION: TO PERMIT A RESIDENTIAL DEVELOPMENT CONSISTING OF 15 DWELLING UNITS WITH SEMI-SUBTERRANEAN PARKING AND A 25-BOAT SLIP MARINA (19 SLIPS WITHIN SUBMERGED PORTION OF THE PROPERTY, 6 SLIPS WITHIN STATE LANDS COMMISSION PROPERTY). THE PROJECT INCLUDES:

- 1) CHANGES TO THE LAND USE DESIGNATION, ZONING DESIGNATION, COASTAL LAND USE DESIGNATION;
- 2) REVIEW OF THE RESIDENTIAL DEVELOPMENT AND "APPROVE IN CONCEPT" OF THE BOAT SLIPS/MARINA;
- 3) A VARIANCE FOR MAXIMUM BUILDING HEIGHT AT 40 FT. IN LIEU OF 35 FT;
- 4) SUBDIVISION OF LAND FOR 15 RESIDENTIAL CONDOMINIUM UNITS AND 15 DOCKOMINIUM BOAT SLIPS AND 10 OPEN SLIPS MARINA.

ATTACHMENT NO. 6.51

**THE FOLLOWING MITIGATION MEASURES SHALL BE COMPLETED PRIOR TO
ISSUANCE OF A BUILDING PERMIT:**

1. In order to improve the in-situ strength characteristics of the subsurface soils and improve the seismic stability of the slopes by reducing the potential for lateral spreading and liquefaction, one or a combination of the following mitigation alternatives shall be implemented prior to issuance of building permits. The preferred method shall be documented on grading and building plans:
 - a. Subsurface soils and slope areas may be strengthened by the implementation of engineered in-situ soil remediation methods such as mixing cement slurry/grout into the weak soil layers to depths needed for stabilization.
 - b. The proposed structures, including the subterranean garage, shall be supported on a system of deep foundations, such as cast-in-drilled-hole shafts, designed to pass through the potentially liquefiable zones and potentially laterally displaced zone of soil.
 - c. Subsurface soils shall be strengthened by the installation of higher modulus columns of compacted aggregate to modify the vertical and lateral load-carrying capacity of the existing soils.
2. In order to protect the adjacent properties, structures and the harbor from potential erosion or unstable soil conditions during construction, one of the following shoring alternatives shall be incorporated into the project design, grading plan and building plans:
 - a. Deep Soil Mixing (DSM) to a depth of 22 feet below finish grade within a 5-foot wide area along the easterly property line, and within a 10-foot wide area along the south, west and north sides of the property.
 - b. Driving of sheet piles to a depth of 25 feet around the entire perimeter of the site.
 - c. Installing rammed aggregate impact piers to a depth of 16 feet.
3. Any plan for grading, shoring or overexcavation of the land portion of the site shall include an erosion control plan. Shoring plans shall include a provision for regular monitoring by survey at select points.

**THE FOLLOWING MITIGATION MEASURES SHALL BE COMPLIED WITH DURING
CONSTRUCTION OF THE SUBJECT PROJECT:**

4. Pile-driving activities shall be scheduled between the hours of 8:00 a.m. and 4:00 p.m. on Mondays through Fridays only. Piles shall be installed with jetting, predrilling, or pile cushioning to reduce the duration of pile-driving.
5. To Mitigate the effects of ground vibrations, the following measures are recommended:
 - a. Conduct pre- and post-construction video and survey inspections of the Weatherly Bay Swimming Pool Complex, Weatherly Bay tennis court, Weatherly Bay perimeter wall adjacent to the project site and Warner Avenue Bridge.
 - b. Install meters to measure and monitor vibrations.
 - c. Visually monitor the above structures for damage on a daily basis, and video and survey once per week during construction.
 - d. Upon evidence of structural damage to the above structures, the applicant shall cease construction operations immediately and assess, repair, and remediate any

ATTACHMENT NO. 6.52

damages to the structures in accordance with the recommendations in the Preliminary Geology and Soils Report.

- e. Provide a bond in an amount determined by the City Engineer for the repair and/or replacement of structural damage to the Weatherly Bay Swimming Pool Complex, Weatherly Bay tennis court, and Weatherly Bay perimeter wall adjacent to the project site.
6. The applicant shall perform the following tasks for the mitigation of noise and vibration:
 - a. Monitor ground vibrations near the wall to confirm safe operations of sheet-pile installation. Modify operations to keep vibrations within safe levels.
 - b. Inspect the bridge and document the "as-is" condition by survey and video.
 - c. During construction, continue to visually inspect the bridge and monitor changes and/or damage to the bridge by video and survey.
 - d. Terminate the concrete sheet-pile wall, jet sheet piles within 16 feet of bridge and reduce energy of vibratory hammer. Prior to implementing this alternative, perform field measurements on sheet-pile installation to confirm that ground vibrations are within acceptable limits.
 - e. In lieu of termination or jetting near the bridge, install a 14-foot long revetted slope between the bridge and the sheet-pile wall.
 - f. Install meters to measure vibration.
 7. Deep Soil Mixing (DSM) shall be utilized in lieu of driven piles within a distance of 20 feet of Structures L-27, L-38 and B-17.
 8. Deep Soil Mixing (DSM) or Cast-in-Drilled Hole (CIDH) caissons shall be utilized in lieu of driven piles or rammed aggregate impact piers within 20 feet of the Warner Avenue Bridge. The concrete sheet-pile seawall shall be terminated a minimum of 16 feet from the Warner Avenue Bridge. Within 16 feet of the Warner Avenue bridge, sheet-piles shall be jetted and the energy of the vibratory hammer shall be reduced, subject to acceptable field measurements. In Lieu of terminating or jetting the sheet-pile wall, a 14-foot long revetted rock slope may be installed between the seawall and the Warner Avenue Bridge.
 9. Docks located within 60 feet of the Warner Avenue Bridge shall be designed as "wave attenuator-type" docks, with minimum 20" diameter pre-stressed concrete piles set to a minimum top height of +15.0 feet above the MLLW. Floating docks located within 60 feet of the Warner Avenue Bridge shall be designed of solid or continuous modules and include structural wide flange beams with nailers, with the strong beam axis in the horizontal plane.
 10. Long term operation of the marina and residential development shall comply with the Best Management Practices (BMP's) contained within the approved Water Quality Management Plan (WQMP).
 11. The proposed project shall comply with all conditions imposed as part of any required National Pollutant Discharge Elimination System (NPDES) permit.
 12. The proposed project shall comply with all conditions imposed as part of any required 401 or 404 Water Quality Certification issued by the Regional Water Quality Control Board.
 13. During all phases of the project during construction and post construction, Best Management Practices (BMP's) shall be implemented to prevent and control untreated runoff and turbidity; implement water quality standards and waste discharge requirements. BMP's may include sandbags, detention basins, clarifiers, and silt curtain(s). The silt

ATTACHMENT NO. 6.53

curtain(s) shall be continually maintained to be free and clear of debris and without holes, rips or tears. The silt curtain shall remain in place for the duration of the marina dredging and construction activities or until permanent BMP's are installed and operational.

14. If turbidity is observed at a distance of 100 feet or greater from the actual work site, either the work will be stopped until the water returns to normal or, if deemed necessary, a silt curtain will be installed until turbidity returns to normal.
15. Any plan for marina dredging and construction shall incorporate recommendations of the Geotechnical Engineer to prevent landslides on the existing slope and adjacent properties and structures, and shall include an erosion control plan.
16. An erosion and silt control plan for all water runoff during construction and site preparation work shall be submitted to Public Works for review and approval. The plan, at a minimum, shall provide:
 - a. To mitigate potential turbidity impacts during removal of the existing rock slope, construction of the seawall and marina docks and pilings, installation of a silt curtain will be required around the construction area.
 - b. During construction, a qualified biologist will conduct weekly monitoring of the silt curtain(s) and monitor water quality at a distance of no more than 10 meters outside of the silt curtain and 100 meters upcurrent of the silt curtain. Turbidity (via light transmittance) will be measured at one meter above the bottom, mid-depth, and one meter below the surface both at 10 meters and 100 meters from the dredge operations. A decrease in light transmittance of more than 30 percent (average of three readings) from that found 100 meters upcurrent will result in a suspension of dredging until the cause is corrected. Additionally, dissolved oxygen concentrations (DO) and hydrogen ion concentrations (pH) will be measured at the same depths and locations. Dredge operations will be suspended at any time the biological oxygen demand causes concentrations of DO to be less than 5mg/l and pH to drop below 7.5 (average of three measurements) in the area within 10 meters of the silt curtain unless ambient condition DO's are below 5 mg/l and pH below 7.5 at the station 100 meters upcurrent. In the event that turbidity extends beyond the allowable limits, turbidity generating activities shall cease until such time as turbidity levels are brought back into compliance.

ATTACHMENT NO. 6.54